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**2002 Annual Report**

**47<sup>th</sup>/Halsted**  
**Redevelopment Project Area**



**Pursuant to 65 ILCS 5/11-74.4-5(d)**

*JUNE 30, 2003*

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June 30, 2003

Ms. Alicia Mazur Berg  
Commissioner  
Department of Planning and Development  
121 N. LaSalle St.  
Chicago, Illinois 60602

Dear Commissioner:

Enclosed is the annual report for the 47th/Halsted Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to Section 5(d) of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended. The contents are based on information provided to us by Chicago Departments of Planning and Development, Finance, and Law. We have not audited, verified, or applied agreed upon accounting and testing procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

It has been a pleasure to work with representatives from the Department of Planning and Development and other City Departments.

Very truly yours,



Ernst & Young LLP

# 47<sup>th</sup>/Halsted Redevelopment Project Area 2002 Annual Report

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City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

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June 30, 2003

The Honorable Daniel Hynes  
Comptroller  
State of Illinois  
Office of the Comptroller  
201 Capitol  
Springfield, IL 62706

Dear Comptroller Hynes:

We have compiled the attached information for the 47th/Halsted  
Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-  
74.4-5(d).

Sincerely,

Alicia Mazur Berg  
Commissioner

NEIGHBORHOODS



## **47<sup>th</sup>/Halsted Redevelopment Project Area 2002 Annual Report**

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### **(1) DATE OF DESIGNATION AND TERMINATION - 65 ILCS 5/11-74.4-5(d)(1.5)**

The Project Area was designated on May 29, 2002. The Project Area may be terminated no later than May 29, 2025.

Note: Incremental tax revenues levied in the 23<sup>rd</sup> tax year are collected in the 24<sup>th</sup> tax year. Although the Project Area will expire in Year 23 in accordance with 65 ILCS 5/11-74.4-3(n)(J)(3), the incremental taxes received in the 24<sup>th</sup> tax year will be deposited into the Special Tax Allocation Fund.

The 47<sup>th</sup>/Halsted  
Tax Increment Financing  
Redevelopment Plan and Project



City of Chicago • Richard M. Daley, Mayor

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January 22, 2002

**PGA** URBAN CONSULTING

with assistance from  
ERNEST R. SAWYER ENTERPRISES, INC & GOODMAN WILLIAMS GROUP

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## SECTION I. - EXECUTIVE SUMMARY

### ***A. Area Location***

The 47th/Halsted Redevelopment Project Area (hereafter referred to as the "Area") is located on the southwest side of the City of Chicago ("City"), approximately 6 miles southwest of downtown Chicago along the Dan Ryan Expressway. A location map is provided on the following page indicating the general location of the Area within the City.

The Area is irregularly shaped and is adjacent to several existing redevelopment areas located to the north and west. The area is generally bound by the Dan Ryan Expressway (I-90/94) on the east, Garfield Boulevard on the south, an irregular line formed by Halsted St., Carpenter St., Peoria St., Racine Ave., and Loomis Street on the west, and portions of 47<sup>th</sup> Street and Root Street on the north. A boundary map of the Area is provided in **Appendix, Attachment Two, Exhibit A, Boundary Map of TIF Area** and the legal description of the Area is provided in **Appendix, Attachment Three, Legal Description**.

### ***B. Existing Conditions***

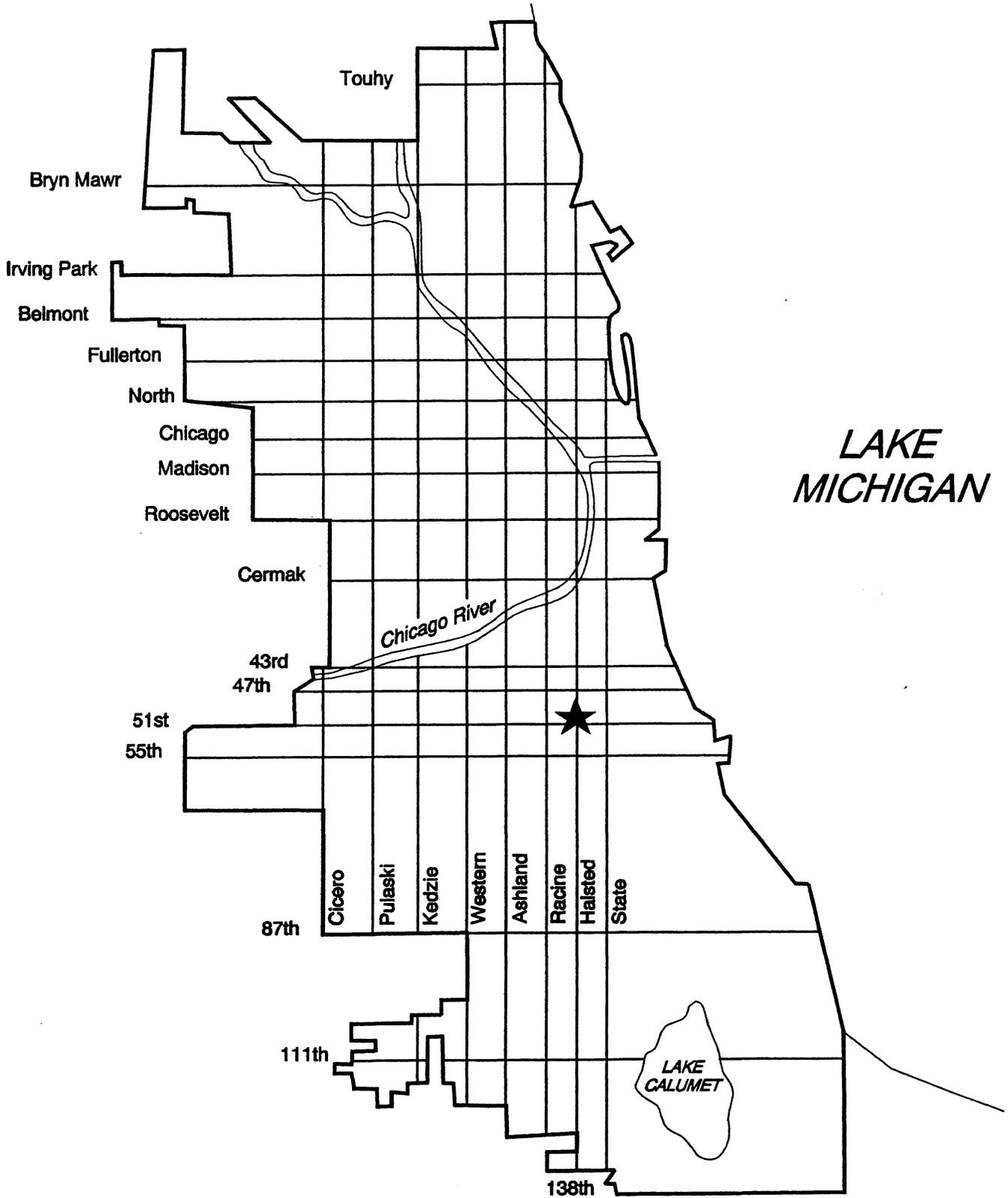
Much of the Area is in need of redevelopment, rehabilitation and revitalization. Along 47<sup>th</sup> Street and Halsted Street vacant buildings and vacant lots reflect that deteriorating, and in some instances dilapidated conditions, have resulted in numerous commercial and industrial structures being underutilized or torn down. Along Halsted Street numerous vacant and burned out buildings exist. In other sections of the Area older structures exhibit deteriorated conditions and are in need of upgrade and improvement. Residential portions of the Area exhibit deteriorated housing stock. In many instances, the City has acquired and demolished so many houses that upwards of 50% of the land in these blocks is vacant. Numerous industrial sites in the Area have storage yards or areas that present a highly negative image and are incompatible with surrounding land uses. Commercial uses and streetscapes are deteriorated and in need of upgrade. These conditions are documented in the **Eligibility Study** included as **Appendix, Attachment One**. Lack of widespread public and private investment is evidenced by significant needs in the public infrastructure and deterioration of private properties. The Area is further characterized by the following conditions in the improved portion of the Area:

- the predominance (86%) of structures that are 35 years or older;<sup>2</sup>
- dilapidation (12% of structures and 15% of improved parcels);
- obsolescence (31% of structures);
- deterioration of buildings and site improvements (93% of structures and 93% of improved parcels);
- illegal use of individual structures (less than 1%);

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<sup>2</sup> This is 36% greater than the statutory requirement. Under the Statute, for designation of an area as a Conservation Area 50% or more of the buildings must be 35 years old or older.

Location Map  
47th & Halsted Redevelopment Project Area  
City of Chicago, Illinois



FEBRUARY 2, 2001



- presence of structures below minimum code standards (12%);
- excessive vacancies (10%);
- lack of ventilation, light or sanitary facilities (3%);
- excessive land coverage and overcrowding of structures (43% of improved parcels);
- deleterious land use and layout (92% of sub-areas<sup>3</sup>);
- lack of community planning (88% of sub-areas<sup>3</sup>);
- environmental clean-up (84% of sub-areas<sup>3</sup>); and
- declining or sub-par Area EAV growth in 3 of last 5 calendar years.

In addition, the condition of streets, sidewalks, curbs, street lighting, and viaducts with inadequate clearances further hinder efficient industrial and commercial operations and negatively affect residential areas.

The vacant portion of the Area is characterized by:

- obsolete platting (96% of sub-areas<sup>3</sup> containing vacant land);
- diversity of ownership (71% of sub-areas<sup>3</sup> containing vacant land);
- tax and special assessment delinquencies (71% of sub-areas<sup>3</sup> containing vacant land);
- deterioration of structures in neighboring areas (100% of sub-areas<sup>3</sup> containing vacant land); and
- declining or sub-par Area EAV growth in 3 of last 5 calendar years.

### **C. Business, Industry and Residential Trends**

Most of the Area is within New City (community area 61). The portions of the Area east of Shields Avenue and north of Garfield Boulevard are located in Fuller Park (community area 37) and the portion of the Area south of Garfield Boulevard is located in Englewood (community area 68).

The communities that make up the Area have steadily lost population over recent decades. This loss in population has resulted in the decline of the physical conditions of improved property in the Area. The building stock of the Area is declining and many structures are vacant. The visual character of the Area suffers greatly from vacant storefronts, vacant residential structures, deteriorated buildings and vacant lots. Commercial and residential buildings once occupied some of the vacant lots. This condition is especially evident along Halsted Street and at the Halsted Street and Garfield Boulevard intersection. Much of the housing stock in the Area suffers from neglect. Properties acquired by the City under the tax reactivation program and structures demolished by the City under the demolition-lien program are common in the Area. These actions reflect the declining viability and lack of interest by the development community in the Area.

Two redevelopment areas have been established to the north and west of the Area. The Stockyards Southeast Quadrant Industrial Redevelopment Area, and the

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<sup>3</sup> Sub-Areas are identified in Exhibit E, Attachment Two of the Appendix.

Stockyards Annex Redevelopment Project Area are adjacent to the Area. The establishment of these two areas has resulted in an increase in development activity north and west of the Area. The City is also in the process of creating a Tax Increment Financing district immediately west of, and adjacent to, the Area to be known as the 47<sup>th</sup> and Ashland Redevelopment Area.

The adjacent Stockyards area is an important industrial resource for the City and represents 2.5% of the City's total private-sector employment. The Stockyards area represents 8.9% of the City's total manufacturing jobs, 7.2% of the City's wholesale trade jobs and 5.3% of contract construction jobs. In some categories of manufacturing, the Stockyards area accounts for particularly high shares of the citywide totals:

- food and kindred products (21.5%);
- furniture and fixtures (20.9%);
- three other categories of durable manufacturing represent over 16%
  - lumber and wood;
  - transportation equipment; and
  - electronic machinery.

In addition to the Stockyards area, the 47<sup>th</sup> Street inter-modal yard (located in the central portion of the Area) is also an important resource in this area of the City. Norfolk Southern Corporation operates the yard. The yard is experiencing increases in the volume of over-the-road transfers and in 1998 activity had increased to 450,000 lifts annually. In a report prepared for the City in 1998 by Arthur Andersen LLP, included the following recommendation for capturing opportunities for industrial retention and development:

*"The freight industry potential of rail inter-modal represents a unique opportunity for the City and should be maximized by assisting, consulting and cooperating with railroads on inter-modal yard expansions. Improving access to expressways and creating nearby sites to capture warehouse, transportation services, and light manufacturing growth is essential."*

The City has begun to implement capital improvements for street and alley repair and repaving of some streets in and near the Area. The entire Area is located in either Enterprise Zone 2 or Enterprise Zone 6 (see **Exhibit G, Enterprise Zone Map in Attachment Two of the Appendix**) and a portion of the Area is also located in the Federal Empowerment Zone Program (see **Exhibit F, Empowerment Zone Map in Attachment Two of the Appendix**).

However, all of these initiatives and successes have not resulted in significant redevelopment activity in the Area and decline continues. While most of the Area is located outside of the "Stockyards", the opportunity exists to build upon the success of the adjacent industrial areas, the 47<sup>th</sup> Street Inter-modal Yard, and initiatives already in place.

#### **D. Redevelopment Plan Purpose**

Tax increment financing ("TIF") is permitted by the *Illinois Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act"). The Act sets forth the requirements and procedures for establishing a redevelopment project area and a redevelopment plan. This 47<sup>th</sup> and Halsted Tax Increment Financing Redevelopment Plan and Project (hereafter referred to as the "Plan") includes documentation as to the qualifications of the Area. The purpose of this Plan is to create a mechanism that can mitigate blighting influences, encourage local growth and development, and attract new private development to the Area. In doing so, new housing opportunities, new employment opportunities, and stabilization of existing developed areas can occur. This Plan identifies those activities, sources of funds, procedures, and various other necessary requirements in order to implement tax increment financing pursuant to the Act.

#### **E. Plan Goals & Actions**

The TIF program will help to retain, redevelop and expand residential housing opportunities within the Area, and retain, rehabilitate and attract new commercial opportunities. It represents an opportunity for the City to implement a program to expand the tax base of the Area and its initiatives are designed to arrest the spread of blight and decline throughout the Area. Listed below are the general goals of the Area. These goals were derived from a combination of sources such as previous planning studies prepared for portions of the Area, analyses of specific conditions within the Area, community meetings, input by the City's Department of Planning and discussions with elected officials.

##### **Plan Goals**

- eliminate the blighting conditions that cause the Area to qualify for TIF;
- establish a program of planned improvements designed to retain existing residential uses and promote the Area for new residential development.
- design or encourage improvements to revitalize the commercial corridors of the Area and promote the Area as a place to do business.
- provide for expansion of institutional uses and recreational opportunities, where appropriate, to better serve Area residents.

The City proposes to use TIF, as well as other economic development resources, when available, to address needs in the Area and induce the investment of private capital through various actions. The City recognizes that blighting influences will continue to weaken the Area unless the City itself becomes a leader and a partner with the private sector in the revitalization process. Consequently, the City wishes to encourage private development activity by using TIF as an implementation tool to facilitate the following actions:

### Actions

1. Encourage infill residential and commercial projects.
2. Encourage rehabilitation of commercial and residential buildings through the use of TIF and other redevelopment mechanisms.
3. Provide assistance to private developers and property owners to facilitate residential and commercial redevelopment projects.
4. Market and promote the Area as a place to live and do business.
5. Improve the appearance of streetscapes throughout the Area, through infrastructure improvements.
6. Provide assistance for job training, day care, and other services permitted under the Act.
7. Improve public transportation services.
8. Improve or upgrade sewer, water and other utility lines.

### F. Redevelopment Plan and Project Activities and Costs

The projects anticipated for the Area may include, but are not limited to:

- land acquisition;
- street, alley and sidewalk construction;
- transportation improvements;
- utility work;
- property rehabilitation and improvements to various existing properties and streetscapes;
- private developer assistance;
- site clean up and preparation;
- marketing and promotion; and
- job training.

The anticipated activities and associated costs are shown in **Table 6-1, Estimated Redevelopment Project Costs**, included in Section VI. The total estimated cost for the activities listed in **Table 6-1** are \$ 22,500,000.

### G. Summary & Conclusions

This Plan summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is the responsibility of PGAV-Urban Consulting ("Consultant"). The City is entitled to rely on the findings and conclusions of this Plan in designating the Area as a redevelopment project area under the Act (defined herein). The Consultant has prepared this Plan and the related Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related Eligibility Study in proceeding with the designation of the Area and the adoption and implementation of the Plan, and 2) on the fact that the Consultant compiled the necessary information so that the Plan and the related Eligibility Study will comply with the Act.

The study and survey of the Area indicate that the requirements necessary for designation of the improved portion of the Area as a "conservation area" and for

designation of the vacant portion of the Area as a "blighted area" under the Act are present. Therefore, the Area is qualified under the terms of these definitions in the Act. This Plan and the supporting documentation contained in the Eligibility Study (included herein as Attachment One) indicates that the Area on the whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Plan.

## SECTION II – AREA LOCATION, LEGAL DESCRIPTION AND PROJECT BOUNDARY

As stated previously, the Area is located six miles southwest of downtown Chicago along the Dan Ryan Expressway (I-90/94). The Area contains approximately 954 acres and consists of 201 (full and partial) blocks and 3,953 tax parcels.

The Area is irregularly shaped and is adjacent to several existing redevelopment areas located to the north and west. The boundaries of the Area include only those contiguous parcels of real property and improvements substantially benefited by the activities to be undertaken as a part of the Plan. Since the boundaries of the Area include approximately 954 acres of land, the statutory minimum of 1.5 acres is exceeded. The boundaries of the Area are shown on **Appendix, Attachment Two, Exhibit A, Boundary Map of TIF Area** and the boundaries are described in **Appendix, Attachment Three, Legal Description**. A listing of the permanent index numbers and the 1999 equalized assessed value for all properties in the Area is included in the **Appendix, Attachment Four, 1999 Estimated EAV by Tax Parcel**.

As indicated on **Exhibit A, Boundary Map of TIF Area**, the boundaries of the Area cover a large geographic area. The Area encompasses industrial properties that are adjacent to the former Stockyards area and includes the 47<sup>th</sup> Street inter-modal yard located south of 47<sup>th</sup> Street. Some of these industrial properties represent areas that have failed to benefit from the on-going redevelopment activities associated with the Stockyards area to the north and west. The commercial corridors within the Area (primarily along Halsted and 47<sup>th</sup> Street) once served the workers and residents of the Area. However, vacant properties and declining and deleterious commercial and industrial uses are present along these corridors. These declining conditions have resulted in further disinvestment in both the commercial corridors and residential neighborhoods.

Many of the residential neighborhoods within the Area have experienced loss of population and demolition of dilapidated residential structures. In general, the decline in the viability of the residential properties of the Area and in adjacent residential areas is due to proximity to the blight occurring within the Area. Some institutional uses have been included in the Area because they are adjacent to declining or dilapidated buildings and in some cases also contain deteriorating conditions. All properties within the Area will benefit from a program that will address the blighted conditions of the Area.

Within the boundaries of the Area, there are more than 75 inhabited residential units. As set forth in the Act, if a redevelopment plan for the Area results in the displacement of residents from 10 or more inhabited residential units, or if the Area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study. A housing impact study for the 47th/Halsted Redevelop-

ment Area has been prepared and is included in the **Appendix as Attachment Five.**

## SECTION III - STATUTORY BASIS FOR TAX INCREMENT FINANCING

### A. Introduction

In January 1977, TIF was made possible by the Illinois General Assembly through passage of the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"). The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental property tax" or "incremental property taxes" are derived from the increase in the current EAV of real property within the redevelopment project area over and above the "certified initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate, which results in incremental property taxes. A decline in current EAV does not result in a negative incremental property tax.

To finance redevelopment project costs, a municipality may issue obligations secured by incremental property taxes to be generated within the project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following:

- (a) net revenues of all or part of any redevelopment project;
- (b) taxes levied and collected on any or all property in the municipality;
- (c) the full faith and credit of the municipality;
- (d) a mortgage on part or all of the redevelopment project; or
- (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax Increment Financing ("TIF") does not generate tax revenues by increasing tax rates. It generates revenues by allowing the municipality to capture, for a specified period, the new revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, etc. as permitted by the Act.

Under TIF, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess incremental property taxes when annual incremental property taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement

the Plan have been paid. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

As used herein, the term "Redevelopment Project" ("Project") means any public and private development project in furtherance of the objectives of a redevelopment plan. The term Area means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted area and a conservation area. Plan means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area for utilization of tax increment financing, and thereby to enhance the tax base of the taxing districts which extend into the redevelopment project area.

The Illinois General Assembly made various findings in adopting the Act:

1. That there exists in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

These findings were made on the basis that the presence of blight, or conditions which lead to blight, are detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment plan. One of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies for designation. With certain exceptions, an area must qualify generally either as:

- a blighted area (both "improved" and "vacant" or a combination of both); or
- a conservation area; or
- a combination of both blighted areas and conservation areas within the definitions for each set forth in the Act.

The Act offers detailed definitions of the blighting factors used to qualify areas. These definitions were used as the basis for preparing the Eligibility Study.

**B. The Redevelopment Plan and Project for the 47th/Halsted Tax Increment Financing Redevelopment Project Area.**

As evidenced in the Eligibility Study and summarized herein, the Area as a whole has not been subject to growth and development through private invest-

ment. Furthermore, it is not reasonable to expect that the Area as a whole will be redeveloped without the use of TIF.

This Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Area in order to stimulate private investment in the Area. The goal of the City, through implementation of this Plan, is that the entire Area be revitalized on a comprehensive and planned basis to ensure that private investment in rehabilitation and new development occurs in the following manner:

1. On a coordinated rather than piecemeal basis to insure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards;
2. On a reasonable, comprehensive and integrated basis to ensure that blighting factors are eliminated; and
3. Within a reasonable and defined period so that the Area may contribute productively to the economic vitality of the City.

This Plan sets forth the overall Project that are those public and private activities to be undertaken to accomplish the City's above-stated goal. During implementation of the Project, the City may, from time to time: (i) undertake or cause to be undertaken public improvements and activities; and (ii) enter into redevelopment agreements with private entities to construct, rehabilitate, renovate or restore private improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

Successful implementation of this Plan requires that the City utilize incremental property taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Area. Only through the utilization of tax increment financing will the Area develop on a comprehensive and coordinated basis, thereby reducing or eliminating the conditions that have precluded development of the Area by the private sector. The use of incremental property taxes will permit the City to direct, implement and coordinate public improvements and activities to stimulate private investment within the Area.

## SECTION IV – REDEVELOPMENT GOALS AND OBJECTIVES

In preparing this document, the Consultant utilized prior planning studies such as, *A Plan for Industry in Chicago's South Side*, prepared by the City of Chicago, Department of Planning and Development. In addition, data was obtained from various neighborhood groups such as the Back of the Yards Neighborhood Council, comments expressed at neighborhood meetings and field investigations by the Consultant. The intent of these efforts was to determine and document information regarding the needs of the Area and proposals for the future.

The Area's boundaries were established after investigation of existing conditions and input by the City of Chicago, Department of Planning and Development, to maximize utilization of development tools created by the Act and its ability to address Area problems.

As a result of these efforts, various goals and objectives have been established for the Area as noted in this section.

### A. General Goals for 47th/Halsted Redevelopment Area

Listed below are the goals for redevelopment of the Area. These goals provide overall focus and direction for this Plan as follows:

1. Eliminate the blighting conditions that cause the Area to qualify for TIF.
2. Establish a program of planned improvements designed to retain existing residential uses and promote the Area for new residential development.
3. Design or encourage improvements to revitalize the commercial corridors of the Area and promote the Area as a place to do business.
4. provide for expansion of institutional uses and recreational opportunities, where appropriate, to better serve Area residents.

In addition to these general goals, several items originally identified during the "model industrial corridor" planning process developed by the City are included. These characteristics are stated below as additional goals of this Plan and reflect a continuation of the process developed for the "model industrial corridor" program that named a portion of the Area as one of 22 industrial corridors:

- Improve safety and security;
- Improve accessibility and functionality;
- Improve the appearance and establish an identity; and
- Increase the Area's marketability and competitiveness.

**B. Redevelopment Actions**

Listed below are the redevelopment actions that will be implemented to meet the goals outlined above.

1. Encourage infill residential and commercial development.
  - Promote development opportunities on current City-owned vacant lots and any vacant land acquired under this Plan to assembly appropriately shaped and sized lots sufficient to meet contemporary development needs and standards.
2. Encourage rehabilitation of commercial and residential buildings through the use of TIF and other redevelopment mechanisms.
  - Promote reuse of underutilized commercial and residential buildings and preserve and promote use of buildings with historic and architectural value where appropriate.
3. Provide assistance to private developers and property owners to facilitate residential and commercial redevelopment projects.
4. Market and promote the Area as a place to live and do business.
  - Encourage local businesses, local real estate and housing groups and organizations, and developers to invest in the Area and promote housing opportunities.
  - Promote retail and commercial uses in nodes to create a critical mass of uses that will be mutually beneficial to individual businesses.
5. Improve the appearance of streetscapes throughout the Area.
  - Create a coherent overall urban design that gives deference to the character of the community and encourages a streetscape system that supports commercial and residential redevelopment. Design new buildings so they are compatible with the surrounding architectural and neighborhood context.
6. Provide assistance for job training, day care, and other services permitted under the Act.
  - Encourage job training and job readiness programs through projects within the Area that focus on Area residents and women-owned and minority-owned businesses.
7. Improve public transportation services.
  - Provide for needed public transportation projects and promote developments that incorporate public transit facilities in their design.

8. Improve or upgrade sewer, water and other utility lines.
  - Provide necessary public improvements and facilities in accordance with modern design standards.

**SECTION V – BASIS FOR ELIGIBILITY  
OF THE AREA & FINDINGS**

***A. Introduction***

To designate a redevelopment project area according to the requirements of the Act, a municipality must find that there exist conditions which cause such project area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The **Eligibility Study** included as **Attachment One** of the **Appendix** provides a comprehensive report documenting all factors required by the Act to make a determination that the Area is eligible under the Act. A summary of the information provided in the **Eligibility Study** is presented on the following pages.

***B. Area Background Information***

**1. Existing Land Use and Zoning**

A tabulation of the existing land use within the Area is provided below and identified in the **Appendix** as **Attachment Two, Exhibit B – Generalized Existing Land Use Assessment Map**:

**Table 5-1  
Tabulation of Existing Land Use**

Land Use	Land Area Gross Acres	% of Net Land Area <sup>1</sup>	% of Gross Land Area
Industrial	309	47.6%	32.4%
Commercial	33	5.1	3.5
Institutional, Public, Semi-Public	84	12.9	8.8
Vacant Land	98	15.1	10.3
Residential	125	19.3%	13.1
Public Right-of-Way	305	N/A	32.0%
<b>Total</b>	<b>954 Ac.</b>	<b>100%</b>	<b>100%</b>

1. Net Land Area does not include public right-of-way.  
Note: Percentage and acreage figures are approximated due to rounding.

Existing land uses itemized in **Table 5-1** are predominantly industrial in nature, as 47.6% of the net area (exclusive of public right-of-way) is industrial. Major industrial uses include the 47<sup>th</sup> Street rail yard located in the central portion of the Area, the industrial uses located west of Halsted Street between 47<sup>th</sup> Street and 50<sup>th</sup> Street, and the Pepsi facility located on Union Avenue between 49<sup>th</sup> and 51<sup>st</sup> Street.

Commercial uses are located primarily along Halsted and 47<sup>th</sup> Streets. Commercial uses account for 5.1% of the net land area. There are no significant multi-tenant retail shopping centers in the Area.

Institutional and recreational uses such as public schools and playgrounds are also located throughout the Area, as shown on **Exhibit A, Boundary Map**, contained in the **Attachment Two of the Appendix**.

Residential uses in the Area generally consist of the following three types of structures: (1) isolated residential structures (single-family and multi-family) located along commercial corridors; (2) upper floor residential units in commercial buildings along commercial corridors; and (3) single-family and multi-family structures located in residential neighborhoods. Approximately 19.3% of the net land area is residential.

## 2. Prior Efforts

Prior efforts by the City, Area leaders, residents, businesses and groups have met with limited success and have been limited to minor street improvements, ongoing maintenance of public improvements and business retention and development programs. In addition, two redevelopment areas have been established immediately north and west of the Area. However, these efforts and the proximity to adjacent redevelopment activity has not prevented further decline in the Area. The City is developing this Plan and Program in an attempt to attract new growth and development. In addition, the City has begun to implement limited capital improvements for street and alley repair and repaving.

The City and the State of Illinois ("State") have designated all of the Area as part of Enterprise Zone 2 or Enterprise Zone 6 (see **Exhibit G, Enterprise Zone Map in Attachment Two of the Appendix**). In addition, the City and the U. S. department of Housing and Urban Development have included 12% of the Area in the Federal Empowerment Zone Program (see **Exhibit F, Empowerment Zone Map in Attachment Two of the Appendix**).

A portion of the 47th/Halsted Area is also designated as one of the 22 industrial corridors (Stockyards Industrial Corridor) identified by the City. However, these initiatives have not reversed decline in the area. It is anticipated that, in the future, the Enterprise Zone and Empowerment Zone efforts in conjunction with the components of this Plan will greatly assist in addressing Area problems.

## 3. Historic EAV and Area Decline

Historic Equalized Assessed Values (EAV's) for the Area and the rate of growth for the City of Chicago and the Consumer Price Index (CPI) for All Urban Consumers for the period between 1995 and 2000 are shown on **Table 5-2, Equalized Assessed Value Trends** provided on the following page. As indicated on **Table 5-2** the EAV of the Area experienced rates of growth below the remainder of the City in 4 of the last 5 years and in one of those years (1996) the EAV of the Area declined. In addition, in 2 of the last 5 years the EAV of the Area grew slower than the Consumer Price Index (CPI) for All Urban Consumers published by the United States Department of Labor. Further, 422 parcels or approximately 11% of the properties in the Area are delinquent in the payment of 1999 real estate taxes and 328 violations have been issued on buildings since between July 1994 and August

2001 by the City Department of Buildings. Of the 1,634 buildings and approximately 954 acres in the Area, only two major new buildings have been built since January 1994 according to building permit information provided by the City. Of the 225 permits issued by the City Department of Buildings between January 1994 and August 2001 in the Area, 92 (41%) were issued for demolition, 131 (58%) were issued for repairs to existing structures (repairs include construction of garages, repairs due to fire, additions, and interior renovations). Approximately 86% of the buildings in the Area exceed 35 years of age.

**Table 5-2  
Equalized Assessed Value Trends  
1995-2000**

Year	Area EAV	Area % Change Over Previous Year	City of Chicago % Change Over Previous Year	CPI % Change Over Previous Year <sup>1</sup>	Area EAV Growth Rate Below City	Area EAV Growth Rate Below CPI
1995	\$32,372,433	-	-	-	N/A	N/A
1996	\$31,990,583	-1.2%	1.3%	2.7%	Yes	Yes
1997	\$33,532,273	4.8%	8.4%	2.7%	Yes	No
1998	\$33,925,298	1.2%	1.8%	2.0%	Yes	Yes
1999	\$38,700,188	14.1%	4.2%	2.1%	No	No
2000	\$42,904,223	10.9%	14.5%	3.2%	Yes	No

<sup>1</sup> Consumer Price Index for All Urban Consumers (CPI-U) – Chicago-Gary-Kenosha, IL-IN-WI, United States Bureau of Labor Statistics, January 2002.

***C. Investigation and Analysis of Conservation and Blighting Factors***

In making the determination of eligibility, it is not required that each and every property or building in the Area be blighted or otherwise qualify. It is the Area as a whole that must be determined to be eligible. However, the factors must be reasonably distributed throughout the Area.

The Act sets forth 13 separate blighting factors that are to be used to determine if the improved portion of an area can qualify as a “conservation area”. If the Area is vacant, 2 sets of six factors are used to determine if a vacant area qualifies as a “blighted area”. Because both vacant and improved properties exist in the Area the Area is being qualified as a combination of conservation area for the improved portion and a blighted area for the vacant portion.

With respect to conservation areas, there is a threshold that must be met in order for an area to be established as a conservation area. For an area to qualify as a conservation area 50% or more of the structures in the area must have an age of 35 years or more. If this threshold is met, a combination of three or more of the 13 conservation area factors must be found to exist for the area to qualify as a “conservation area”. If two or more of the first set of six factors mentioned above or one of the second set of six factors is found to exist, the vacant portion of the Re-

development Area can be found to qualify as a "blighted area". The **Eligibility Study**, included as **Attachment One** in the **Appendix**, defines all of the terms and the methodology employed by the Consultant in arriving at the conclusions as to eligibility.

In terms of the condition of the Area, much of the Area is in need of redevelopment, rehabilitation and revitalization and is characterized by:

- the predominance (86%) of structures that are 35 years or older;<sup>1</sup>
- dilapidation (12% of structures and 15% of improved parcels);
- obsolescence (31% of structures);
- deterioration of buildings and site improvements (93% of structures and 93% of improved parcels);
- illegal use of individual structures (less than 1%);
- presence of structures below minimum code standards (12%);
- excessive vacancies (10%);
- lack of ventilation, light or sanitary facilities (3%);
- excessive land coverage and overcrowding of structures (43% of improved parcels);
- deleterious land use and layout (92% of sub-areas<sup>2</sup>);
- lack of community planning (88% of sub-areas<sup>2</sup>);
- environmental clean-up (4% of sub-areas<sup>2</sup>); and
- declining or sub-par Area EAV growth in 3 of last 5 calendar years.

In addition, the condition of streets, sidewalks, curbs, street lighting, and viaducts with inadequate clearances further hinder efficient industrial and commercial operations and negatively affect residential areas.

The vacant portion of the Area is characterized by:

- obsolete platting (96% of sub-areas<sup>2</sup> containing vacant land);
- diversity of ownership (71% of sub-areas<sup>2</sup> containing vacant land);
- tax and special assessment delinquencies (71% of sub-areas<sup>2</sup> containing vacant land);
- deterioration of structures in neighboring areas (100% of sub-areas<sup>2</sup> containing vacant land); and
- declining or sub-par Area EAV growth in 3 of last 5 calendar years.

**Table 3-1, Conservation Factors Matrix of Improved Area, and Table 3-2, Blighting Factors Matrix of Vacant Areas**, provided in the **Eligibility Study** included as **Appendix, Attachment One** document the conditions present throughout the entire Area. Summary tables of the factors present in the Area are provided on the following pages. **Table 5-3, Summary Table Of Conservation Area Statutory Factors**, indicates that the improved portion of the Area exhibits a total of twelve factors. Three factors are present to a major extent,

<sup>1</sup> This is 36% greater than the statutory requirement. Under the Statute, for designation of an area as a Conservation Area 50% or more of the buildings must be 35 years old or older.

<sup>2</sup> Sub-Areas are identified in Exhibit E, Attachment Two of the Appendix.

eight factors are present to a minor extent, and declining or sub-par EAV growth is present for the entire Area<sup>3</sup>. **Table 5-4, Summary Table Of Blighted Area Statutory Factors**, indicates that two or more of the first set of six factors exist on all vacant property in the Area and that three of the first set of six factors exist to a major extent.

**Table 5-3  
Summary Table Of Conservation Area Statutory Factors**

FACTOR <sup>1</sup>		EXISTING IN AREA <sup>2</sup>
	Age <sup>3</sup>	86% of bldgs. exceed 35 years of age.
1	Dilapidation	Minor Extent (12% of bldgs. & 15% of improved parcels)
2	Obsolescence	Minor Extent (31% of bldgs.)
3	Deterioration	Major Extent (93% of bldgs. & 93% of improved parcels)
4	Illegal use of individual structures	Minor Extent (less than 1% of bldgs.)
5	Presence of structures below minimum code standards	Minor Extent (12% of bldgs.)
6	Excessive vacancies	Minor Extent (10% of bldgs.)
7	Lack of ventilation, light or sanitary facilities	Minor Extent (3% of bldgs.)
8	Inadequate utilities	Not Present
9	Excessive land coverage	Minor Extent (43% of improved parcels)
10	Deleterious land use or layout	Major Extent (92% of sub-areas)
11	Environmental clean-up	Minor Extent (4% of sub-areas)
12	Lack of Community Planning	Major Extent (88% of sub-areas)
13	Declining or sub-par EAV growth	Present

<sup>3</sup> Factors are considered to exist to a major extent if they are present on 50% or more of the parcels, buildings or sub-areas within the Area, and considered to exist to a minor extent if they are present on less than 50% of the parcels, buildings or sub-areas in the Area.

Notes:

- 1 Only three factors are required by the Act for eligibility. Twelve factors are present in the Area.
- 2 Factors found to exist on more than 50% of the structures, parcels or sub-areas in the Area were identified as being found to a major extent. Factors found to exist on less than 50% of the structures, parcels, and sub-areas in the Area were identified as being found to a minor extent. Three factors were found to exist to a major extent, eight were found to exist to a minor extent and declining or sub-par EAV growth for the entire Area was present.
- 3 Age, although not a blighting factor for designation, is a threshold that must be met before an Area can qualify as a Conservation Area.

**Table 5-4  
 Summary Table Of Blighted Area Statutory Factors**

FACTOR		EXISTING IN VACANT/ UNIMPROVED PORTION OF AREA
1	Two or more of the following factors: i. Obsolete platting (96% of sub-areas containing vacant land) ii. Diversity of ownership (71% of sub-areas <sup>2</sup> containing vacant land) iii. Tax and assessment delinquencies (71% of sub-areas containing vacant land) iv. Deterioration of Structures in Neighboring Areas (Present for All Vacant Land) v. Environmental Remediation (Not Present) vi. Declining or Sub-Par E.A.V. Growth (Present for All Vacant Land)  Or	YES
2	Area immediately prior to becoming vacant qualified as a blighted improved area; Or	—
3	Area consists of unused quarry or quarries; Or	—
4	Area consists of unused rail yards, rail tracks or rail-road right-of-way; Or	—
5	Area prior to designation is subject to chronic flooding caused by improvements; Or	—
6	Area consists of unused disposal site containing earth, stone, building debris, etc.; Or	—
7	Area is not less than 50 nor more than 100 acres and 75% is vacant;	—

**Note:**

Area qualifies per statutory requirements. Only one factor is required by the Act.

***D. Summary of Findings***

It was determined in the investigation and analysis of blighting factors that the Area qualifies as a combination of a conservation area for the improved portion of the Area and that the vacant portion of the Area qualifies as a blighted area. The

Plan includes measures designed to reduce or eliminate the deficiencies that cause the Area to qualify consistent with the strategy of the City for revitalizing other redevelopment project areas and the 22 designated industrial corridors.

The factors noted in the **Eligibility Study** and summarized above are reasonably distributed throughout the Area. Building permit information, EAV growth rates below those of the City as a whole, delinquent taxes, vacancies, and declining residential neighborhoods, are evidence that the Area on the whole has not been subject to growth and development through investment by private enterprise and is not reasonably anticipated to be developed without the adoption of this Plan. Age and the requirements of contemporary commercial and industrial tenants have caused portions of the Area and its building stock to become obsolete and may result in further disinvestment in the Area. The loss of businesses from this Area, mirroring the experience of other large urban centers, further documents the trend line and deteriorating conditions of the neighborhood. Closures, abandonment of various properties and demolition of structures are further evidence of declining conditions in the Area, lack of private investment and little interest in the Area by the private market. There is in excess of 600,000 square feet of vacant floor space throughout the Area. Many of these properties have been available for several years with little interest being expressed by private sector businesses. In addition, some residential structures in the Area exhibit deteriorated conditions and are evidence of the need to improve residential housing stock in the Area.

The City and State have designated a significant portion of the Area as State of Illinois Enterprise Zone and a Federal Empowerment Zone. These designations are in response to the deteriorating conditions in the area, recognition of the significant needs of the Area, and realization that financial incentives are required to attract private investment. In addition, as previously noted, a portion of the Area is included within one of the 22 industrial corridors identified by the City.

The summary tables presented above highlight the factors found to exist in the Area that cause the Area to qualify. The analysis above was based upon data assembled by the Consultant. The conclusions presented in this report are those of the Consultant (see full text of the **Eligibility Study** in **Attachment One** of the **Appendix**).

The conclusion of the Consultant is that the number, degree and distribution of eligibility factors as documented in this report warrant the designation of the Area as a combination conservation area and blighted area as set forth in the Act. Although it may be concluded that the mere presence of the stated eligibility factors noted herein may be sufficient to make a finding of qualification as a conservation area, this evaluation was made on the basis that the factors were present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. Secondly, it was found, that conservation and blighted area eligibility factors were found to exist throughout the Area.

Therefore, it is the conclusion of the Consultant that the Area qualifies as a combination conservation area and blighted area to be designated as a redevelopment

project area and eligible for Tax Increment Financing under the Act. The local governing body should review this report and, if satisfied with the summary of findings contained herein, adopt a resolution making a finding of a conservation area for the improved portion of the Area and a finding of a blighted area for the vacant portion of the area, and making this report a part of the public record.

## SECTION VI - REDEVELOPMENT PLAN AND PROJECT

### A. Introduction

This section presents the Plan and Project for the Area. Pursuant to the Act, when the finding is made that an area qualifies as a conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a redevelopment plan must be prepared. A **redevelopment plan** is defined in the Act at 65 ILCS 5/11-74.4-3 (n) as:

*the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area", and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.*

### B. Generalized Land Use Plan

The generalized land use plan for the Area is presented on **Exhibit C, Generalized Land Use Plan** included as **Attachment Two** of the **Appendix**. The generalized land use plan for the Area will be in effect upon adoption of this Plan. This land use plan is a generalized plan in that it states land use categories and even alternative land uses that apply to each block in the Area. Existing land uses that are not consistent with these categories may be permitted to remain. However, TIF assistance will only be provided for those properties in conformity with this generalized land use plan.

The Area should be redeveloped primarily as a planned and cohesive industrial, business and employment center providing sites for a wide range of land uses, including industrial, office/research, commercial service, residential, open space, and public and institutional uses. The various land uses are arranged and located to minimize conflicts between neighboring land use activities. The intent of this redevelopment program is also to enhance and support the existing, viable commercial businesses and residential uses in the Area through providing opportunities for financial assistance for expansion and growth where appropriate.

The generalized land use plan highlights opportunities for industrial and business improvement, enhancement and new development within the Area. The generalized land use plan is focused on maintaining and enhancing sound and viable existing businesses, promoting new business development and residential development at selected locations. The generalized land use plan designates nine (9) land use categories within the Area as follows:

- i. Residential
- ii. Residential/Institutional
- iii. Residential/Industrial
- iv. Residential/Commercial
- v. Commercial

- vi. Institutional/Public/Semi-Public
- vii. Industrial
- viii. Industrial/Institutional
- ix. Transportation

These nine categories, and their location on **Exhibit C, Generalized Land Use Plan**, included in **Attachment Two** of the **Appendix** were developed from several factors: existing land use, the existing underlying zoning district and the land use anticipated in the future. The categories are further identified below. The following discussion of these categories and the sub-areas where they occur are general in nature, for specific locations within the Area reference should be made to **Exhibit C**.

#### Industrial and Residential/Industrial

Industrial land uses are associated with two general sub-sections of the Area. The Area west of Halsted Street and south of 47<sup>th</sup> Street and the portion of the Area associated with the Pepsi facility, the multi-modal yard and the properties between the multi-modal yard and the Dan Ryan Expressway. Existing land uses in these areas are predominately industrial with the exception of the residential uses located between the multi-modal yard and the Dan Ryan Expressway. The underlying zoning for these areas is predominately industrial with the exception of the residential uses located between the multi-modal yard and the Dan Ryan Expressway.

The Generalized Land Use Plan calls for a continuation of industrial uses in those areas that are predominately industrial and attempts to reflect existing land uses and underlying zoning where possible. The intent of the industrial designation is to provide for large-scale industrial uses that can be developed or redeveloped on the larger lots that currently exist. In addition, the residential area located between the multi-modal yard and the Dan Ryan Expressway is shown as residential/industrial to provide for the expansion of uses that would benefit from the close proximity of the multi-modal yard and to provide opportunities for companies that can take advantage of proposed fiber optic improvements along the Dan Ryan Expressway. Development concepts are intended to mirror development in adjacent industrial areas.

Several other areas adjacent to industrial uses are also identified as residential/industrial. These areas currently are a mix of smaller industrial uses and residential uses that are negatively affected by proximity to higher intensity industrial development. While these areas are still predominately residential, encroachment of and influence by adjacent industrial uses have diminished the long-term viability of these areas for residential use.

#### Commercial and Residential/Commercial (47th/Halsted Streets)

Along Halsted and 47<sup>th</sup> Streets, commercial and widely scattered residential uses currently exist. Underlying zoning designations along these corri-

dors are generally commercial or business in nature. The Generalized Land Use Plan calls for commercial uses to continue in pockets or nodes along these once strong commercial corridors. However, as the nature of these corridors has changed (declining commercial viability as a result of small narrow lots and buildings that are obsolete in the contemporary commercial market) continued use as primary commercial corridors has diminished. The intent along these corridors is to promote residential uses where appropriate and to concentrate commercial redevelopment in locations that can permit modern commercial development that requires larger lot sizes than are currently present along these corridors. In the future, residential uses are anticipated to be the dominant land uses along these corridors. Commercial nodes are expected to be located at the 47th/Halsted, Halsted and Garfield, Garfield and Wells, and 47<sup>th</sup> and Wentworth intersections. Commercial development will most likely be concentrated at locations that are capable of supporting new development.

#### Residential

Those portions of the Area generally consisting of existing residential uses are shown to remain as residential. The Generalized Land Use Plan reflects underlying zoning that also calls for these areas to continue to serve as residential areas. The intent in these areas is to permit in-fill residential construction and rehabilitation of residential uses within the Area where they are most appropriate and where residential uses will not be compromised by adjacency to more highly developed industrial uses.

#### Institutional/Public/Semi-Public, Industrial/Institutional, and Residential/Institutional

Institutional uses (schools and parks) are identified where uses of this type currently exist. In addition, several areas have been identified as residential/institutional and industrial/institutional. These areas identify potential areas where institutional uses may expand should increased area for these uses be needed in the future. In the northern portion of the Area near the intersection of Root and Halsted Street an area has been identified as industrial/institutional. This area is adjacent to Boyce Park and currently contains vacant land and several commercial and industrial buildings. This area has been identified for a proposed expansion area to Boyce Park as indicated by the Park District. However, should this expansion not take place the industrial designation would allow for continued industrial use.

#### Transportation

All existing street and railroad rights-of-way are shown as transportation on the Generalized Land Use Plan. However, if future development warrants the vacation of existing rights-of-way as part of a proposed project, the intent of the Generalized Land Use Plan is to allow for vacation where

appropriate and allow for land uses consistent with the General Land Use Plan.

It is not the intent of the Generalized Land Use Plan to eliminate non-conforming existing uses. The intent is to maintain existing land use patterns in some locations, prohibit the expansion of certain uses where inappropriate, and promote changes in use where appropriate, so that defined commercial nodes, industrial districts and residential neighborhoods can be maintained. Existing non-conforming uses may remain until such time that they are no longer viable for their current use as determined under other City ordinances governing non-conforming uses or become redeveloped in a manner consistent with this Plan.

### **C. Redevelopment Projects**

To achieve the objectives proposed in the Plan, a number of projects and activities will need to be undertaken. An essential element of the Plan is a combination of private projects, as well as public projects and infrastructure improvements. All redevelopment project activities will be subject to the provisions of the City's ordinances and applicable codes as may be in existence and may be amended from time-to-time. Projects and activities necessary to implement the Plan may include the following:

#### **1. Private Redevelopment Projects:**

Private redevelopment projects are anticipated to include rehabilitation of existing properties, adaptive reuse of existing buildings built for one use but proposed for another use, and new construction or reconstruction of private buildings at various locations as permitted by the Plan.

#### **2. Public Redevelopment Projects:**

Public projects and support activities will be used to induce and complement private investment. These may include, but are not limited to: street improvements, building rehabilitation; land assembly and site preparation; street work; transportation improvement programs and facilities; public utilities (water, sanitary and storm sewer facilities); environmental clean-up; park improvements; school improvements; landscaping; traffic signalization; promotional and improvement programs; signage and lighting, as well as other programs as may be provided by the City and permitted by the Act.

The estimated costs associated with the eligible public redevelopment projects are presented in **Table 6-1, Estimated Redevelopment Project Costs** shown on the next page. These projects are necessary to address the needs of the Area identified in this Plan. This estimate includes reasonable or necessary costs incurred or estimated to be incurred in the implementation of this Plan. A description of eligible redevelopment project costs pursuant to the Act is contained in Section VII of this Plan.

The City proposes to achieve its redevelopment goals and objectives for the Area through the use of public financing techniques including, but not limited to, tax increment financing. The City also reserves the right to undertake additional activities and improvements authorized under the Act.

**TABLE 6-1**  
**Estimated Redevelopment Project Costs**

<u>Eligible Expense</u>	<u>Estimated Costs</u>
1. Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$ 1,000,000
2. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$ 4,000,000
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Costs	\$ 7,000,000
4. Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) <sup>1</sup>	\$ 4,000,000
5. Relocation Costs	\$ 3,000,000
6. Job Training, Retraining, Welfare-to-Work	\$ 750,000
7. Day Care Services	\$ 750,000
8. Interest Subsidy	\$ 2,000,000
<b>Total Redevelopment Costs<sup>2,3</sup></b>	<b>\$ 22,500,000<sup>4</sup></b>

<sup>1</sup>This category may also include paying for or reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Plan.

<sup>2</sup>Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

<sup>3</sup>The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.

<sup>4</sup>Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

3. Property Assembly:

Property acquisition and land assembly by the private sector in accordance with this Plan will be encouraged by the City. Additionally, the City may encourage the preservation of buildings that are structurally sound and compatible with this Plan for redevelopment of the Area.

To meet the goals and objectives of this Plan, the City may acquire and assemble property throughout the Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and redevelopment.

**Exhibit H-1, Land Acquisition Map, Attachment Two of the Appendix**, identifies the parcels currently proposed to be acquired for clearance and redevelopment, and **Exhibit H-2, Parcels To Be Acquired By City, Attachment Two of the Appendix** portrays such properties in more detail.

For properties described on **Exhibit H-1 and H-2**, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to this Plan under the Act according to its customary procedures as described in the preceding paragraph.

In connection with the City exercising its power to acquire real property not currently identified on **Exhibit H-1 or H-2**, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

There were several historically significant buildings/sites identified in the Area. The Union Avenue Methodist Church, 4356 South Union, Visitation Church at Garfield and Peoria, Fuller Park (331 West 45<sup>th</sup> Street), and several buildings on the north side of the 700 block of West Garfield Boulevard (the former clubhouse of the Chicago Bicycle Club; the former home of Margaret Sweeney; and the O'Leary mansion).

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Area, and to meet the other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City. The **Housing Impact Study**, included as **Appendix, Attachment Five** contains further details with respect to location and number of residential units that may require relocation and the relocation plan for any residents displaced as a result of this Plan.

***D. Assessment of Financial Impact on Taxing Districts***

In 1994, the Act was amended to require an assessment of any financial impact of the Redevelopment Project Area on, or any increased demand for services from, any taxing district affected by the Redevelopment Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the areas and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

The following taxing districts presently levy taxes against all properties located within the Area:

Cook County. The County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of County highways.

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public.

Metropolitan Water Reclamation District of Greater Chicago. This district provides the main trunk lines for the collection of wastewater from cities, villages and towns, and for the treatment and disposal thereof.

Chicago Community College District 508. This district is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade. Graham School, Hendricks Academy, Tilden Academy, Dewey Academy, Hope Academy, and Parkman School are located within the Area. These schools are identified on **Exhibit A, Boundary Map of TIF Area** included in **Attachment Two** of the **Appendix**.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. Boyce, Metcalfe, McInerney, Fuller, and Lowe parks are located in the Area.

Chicago School Finance Authority. The Authority was created in 1980 to exercise oversight and control over the financial affairs of the Board of Education.

City of Chicago. The City is responsible for the provision of a wide range of municipal services, including: police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; building, housing and zoning codes, etc.

City of Chicago Library Fund. The Library District operates 79 facilities throughout the district. Within the Area the District is constructing a new Canaryville Branch facility on 43<sup>rd</sup> Street east of Union Ave. The new library is anticipated to open in the spring of 2001.

In addition, the following entities have taxing jurisdiction over a portion of the Area:

Southwest Home Equity Assurance Program.

Bridgeport Home Equity Assurance Program (the Bridgeport Home Equity Assurance program is not a functioning agency at this time).

City of Chicago Special Service Area No. 10.

City of Chicago Special Service Area No. 13

The City finds that the financial impact of the Plan and the Area on the taxing districts listed above is not significant. The replacement of vacant and underutilized properties with new development may cause some increased demand for services and/or capital improvements provided by the Metropolitan Water Reclamation District (M.W.R.D.), and fire and police protection as well as sanitary collection, recycling, etc. by the City. It is expected that any increase in demand for sanitary and storm sewage facilities can be adequately handled by existing treatment facilities of the M.W.R.D. Likewise, facilities of the City of Chicago are adequate to handle any increased demands that may occur. In addition, some existing residential development may be replaced by new or expanded commercial or industrial uses and therefore will have an offsetting effect to any new residential development.

The major goals of this Plan is to: revitalize and restore existing industrial, business and promote residential development in selective areas that have seen significant losses in population; assemble tracts of land for new private business and residential development; accomplish the planned program of public improvements; achieve new business in-fill development wherever possible and address the needs

identified herein which cause the Area to qualify for TIF under the Act. Existing built-up areas are proposed to be revitalized and stabilized. While some residential uses are proposed other residential areas are proposed to be redeveloped into non-residential uses. These proposals will not result in a need for new facilities or expanded services from area taxing bodies. Because those areas that are being proposed for residential uses once were thriving residential neighborhoods, the revitalization of these areas will only increase costs to pre-existing levels and provide for more efficient use of taxing district funds. In addition, the costs presented in Table Three – Estimated Redevelopment Project Costs, include capital improvement costs for capital improvements associated with taxing district facilities located within the Area. TIF funds may be used to improve the taxing district facilities listed previously.

The Area represents a very small portion (0.10%) of the total City E.A.V. and the Area has been growing at a rate below that of the remainder of the City of Chicago and CPI in recent years, as previously noted. Hence, the taxing bodies will benefit from a program designed to stabilize the tax base in the Area, check the declining tax revenues that are the result of deteriorated conditions in the Area and attract new growth and development in the future.

It is expected that benefits from new public and private investment in the Area will result in spillover of new development and investment in property, and therefore increased property values, in adjoining neighborhoods of the community. The potential for the realization of this trend is borne out by data that was compiled by the Illinois Department of Revenue (DOR). In a recent report from December 10, 1997, the DOR notes that E.A.V. grows at a faster rate (6.7%) in areas outside of TIF boundaries, in communities where TIF's have been created than it does in communities that have not created TIF's, where the E.A.V. grew by only 3.5%. Therefore, DOR's research suggests that establishment of the Area and Plan is likely to also have this spillover effect and will generate additional tax revenue for the City and other local taxing bodies from investment outside its borders.

## SECTION VII - STATUTORY COMPLIANCE AND IMPLEMENTATION STRATEGY

### *A. Implementation Strategy*

The development and follow-through of an implementation strategy is an essential element in achieving the success of this Plan. In order to maximize program efficiency and to take advantage of current developer interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed.

The City may enter into agreements with public entities or private developers, where deemed appropriate by the City, to facilitate public or private projects. The City may also contract with others to accomplish certain public projects and activities as contained in this Plan.

Costs that may be incurred by the City in implementing this Plan may include, without limitation, project costs and expenses that may be eligible under the Act, as amended from time to time, including those costs that are necessary and related or incidental to those listed below as currently permitted by the Act.

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. A list of estimated redevelopment project costs that are deemed to be necessary to implement this Plan were previously provided in **Section 6, Table 6-1, Estimate Redevelopment Project Costs**.

#### 1. Eligible Redevelopment Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan, including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning, or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) Costs of marketing sites within the Area to prospective businesses, developers, and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other con-

crete or asphalt barriers, and the clearing and grading of land;

- d) Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment and the costs of the construction of public works or improvements subject to the limitations in Section 74.4-3(q)(4) of the Act;
- e) Costs of job training and retraining projects, including the costs of "welfare to work" programs implemented by businesses located within the Area and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Humboldt Park, West Garfield Park, and East Garfield Park Community Areas with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
- f) Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months following completion and including reasonable reserves related thereto.
- g) To the extent the City, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred (consistent with statutory requirements) within the taxing district in furtherance of the objectives of the Plan and Project.
- h) Relocation costs, to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see "Relocation" section);
- i) Payments in lieu of taxes, as defined in the Act;
- j) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; (ii)

when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to the Public Community College Act 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 8051/3-40.1 and by school districts of costs pursuant to 105 ILCS 5/10-22.20a and 5/10-23.3a;

- k) Interest costs incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project provided that:
- (i) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
  - (ii) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  - (iii) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - (iv) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total: (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
  - (v) the 30% limitation in (B) and (D) above may be increased to up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- l) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units as provided in the Act;
- m) Up to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act;
- n) The cost of daycare services for children of employees from low-income

families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act;

- o) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project costs;

In the event the Act is amended after the date of approval of this Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interests costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in **Table 6-1** or otherwise adjust the line items in **Table 6-1** without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Plan.

#### **B. Most Recent Equalized Assessed Valuation**

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Redevelopment Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Redevelopment Project Area. The 2000 EAV of all taxable parcels in the Redevelopment Project Area is approximately \$42.9 million. This total EAV amount by PIN, is summarized in, **2000 Estimated E.A.V. by Tax Parcel** included as **Attachment Four** in the **Appendix**. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. If the 2001 EAV shall become available prior to the date of the adoption of the Redevelopment Plan by the City Council, the City may update the Redevelopment Plan by replacing the 2000 EAV with the 2001 EAV without further City Council action.

***C. Redevelopment Valuation***

Contingent on the adoption of this Plan, it is anticipated that several major private developments and/or improvements may occur within the Area.

The private redevelopment investment and anticipated growth that will result from redevelopment and rehab activity in this Area is expected to increase the equalized assessed valuation by approximately \$35 million to \$40 million over the 23-year period in which the Plan is in place. This is based, in part, upon an assumption that the undeveloped land will be built with new development and that the vacant buildings will be improved and increase in assessed value. These actions will stabilize values in the remainder of the Area and further stimulate rehab and expansion of existing viable businesses.

***D. Sources of Funds***

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which revenue is received.

The Area is presently contiguous to two Redevelopment Project Areas. These areas are identified below and on **Exhibit I, Adjacent Redevelopment Areas Map, Attachment Two** of the Appendix:

- the Stockyards Southeast Quadrant Industrial Redevelopment Project Area;
- the Stockyards Annex Redevelopment Project; and

The Area is currently, and may in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to

pay eligible Redevelopment Project Costs within the Area, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

The Area may become contiguous to, or be separated only by a public-right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1, et seq.). If the City finds that the goals, objectives, and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Area to pay eligible Redevelopment Project Costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Area and such areas. The amount of revenue from the Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in **Table 6-1** of this Plan.

**E. Nature and Term of Obligation and Completion of the Redevelopment Plan**

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligations bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Area is adopted (i.e., assuming City Council approval of the Area and Plan in April 2002, by April 2025. Also the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Area in the manner provided by the Act.

**F. Commitment To Fair Employment Practices and Affirmative Action Plan**

The City is committed to and will affirmatively implement the following principles with respect to this Plan:

1. The assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Project, including but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
2. Redevelopers will meet City of Chicago standards for participation of 25 percent Minority Business Enterprises and 5 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above. In order to implement these principles, the City will require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City will be required to agree to the principles set forth in this section.

**G. Amending the Redevelopment Plan**

This Plan may be amended in accordance with the provisions of the Act.

**H. Conformity of the Plan for the Area To Land Uses Approved by the Planning Commission of the City**

This Plan and the Project described herein include the generalized land uses set forth on the Generalized Land Use Plan, as approved by the Chicago Plan Commission prior to the adoption of the Plan by the City of Chicago.

***I. City Policies***

1. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes and the City may then be reimbursed for such costs from incremental taxes.
2. The City requires that developers who receive TIF assistance for market rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.
3. The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").
4. The City will pursue their overall goal of employment of residents within and surrounding the Area in jobs in the Area and in adjacent redevelopment project areas. In this regard, the following objectives are established to meet the goals of the Plan and Project:
  - i. Establish job readiness and job training programs to provide residents within and surrounding the Area with the skills necessary to secure entry level and permanent jobs in the Area and in adjoining Areas.
  - ii. Secure commitments from employers in the Area and adjacent Areas to interview graduates of the Area's job readiness and job training programs.

The above includes taking appropriate actions to work with Area employers, local community organizations, and residents to provide job readiness and job training programs that meet employers hiring needs.

###

Appendix

Attachment One  
Eligibility Study

The 47<sup>th</sup> and Halsted  
Tax Increment Financing  
Redevelopment Plan and Project  
Eligibility Study



City of Chicago • Richard M. Daley, Mayor

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January 22, 2002

**PGA** URBAN CONSULTING

with assistance from  
ERNEST R. SAWYER ENTERPRISES, INC. & GOODMAN WILLIAMS GROUP

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## I. Introduction

PGAV Urban Consulting (the "Consultant") has been retained by the City of Chicago (the "City") to prepare a Tax Increment Redevelopment Plan for the proposed redevelopment project area known as the 47th and Halsted Redevelopment Area (the "Area"). Prior to preparation of the Redevelopment Plan, the Consultant undertook various surveys and investigations of the Area to determine whether the Area qualifies for designation as a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended ("the Act").

This report summarizes the analyses and findings of the Consultant's work. This assignment is the responsibility of PGAV Urban Consulting who has prepared this Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of this Eligibility Study in proceeding with the designation of the Area as a redevelopment project area under the Act, and 2) on the fact that PGAV Urban Consulting has obtained the necessary information to conclude that the Area can be designated as a redevelopment project area in compliance with the Act.

Following this introduction, Section II presents background information of the Area including the geographic location, description of current conditions and area data; Section III documents the building condition assessment and qualifications of the Area as a conservation area under the Act. Section IV, Summary and Conclusions, documents the findings of the Eligibility Study.

This Eligibility Study is a part of the overall tax increment redevelopment plan (the "Plan") for the Area. Other portions of the Plan contain information and documentation as required by the Act for a redevelopment plan.

## II. BACKGROUND INFORMATION

### *A. Location and Size of Area*

The Area is located approximately six miles southwest of downtown Chicago along the Dan Ryan Expressway (I-90/94). The Area contains approximately 954 acres and consists of 201 (full and partial) blocks and 3,953 tax parcels.

The Area is irregularly shaped and is adjacent to several existing redevelopment areas located to the north and west. The area is generally bound by the Dan Ryan Expressway (I-90/94) on the east, Garfield Boulevard on the south, an irregular line formed by Halsted St., Carpenter St., Peoria St., Racine Ave., and Loomis Avenue on the west, and portions of 47<sup>th</sup> Street and Root on the north.

The boundaries of the Area are described in the **Plan, Appendix, Attachment Three - Legal Descriptions** and are geographically shown on **Plan, Appendix, Attachment Two, Exhibit A - Boundary Map**. The existing land uses are identified on **Plan, Appendix, Attachment Two, Exhibit B - Existing Land Use Assessment Map**.

### *B. Description of Current Conditions*

#### Area Decline

Most of the Area is within New City (community area 61). The portions of the Area east of Shields Avenue and north of Garfield Boulevard are located in Fuller Park (community area 37) and the portion of the Area south of Garfield Boulevard is located in Englewood (community area 68).

The New City community has steadily lost population over recent decades, although the decline has not been as sharp as in some other Chicago communities. In 1960, New City had a population of 67,428, and the 1990 census showed a population of 53,226. Population loss in Fuller Park was more dramatic. The 1960 population of 12,181 fell to 4,364 by 1990. Fuller Park is one of the smallest communities in the city in terms of both population and geography. Much of the original Fuller Park community was lost to the Dan Ryan expressway, which runs along its eastern boundary. The majority of the Englewood portion of the Area is associated with commercial uses along Garfield Boulevard and Halsted Street.

Much of the Area is in need of redevelopment, rehabilitation and revitalization. Along 47<sup>th</sup> Street and Halsted Avenue vacant buildings and vacant lots reflect that deteriorating, and in some instances dilapidated conditions, have resulted in numerous commercial and industrial structures being underutilized or torn down. Along Halsted Street numerous vacant and burned out buildings exist. In other sections of the Area older structures exhibit deteriorated conditions and are in need of upgrade

and improvement. Residential portions of the Area reflect losses in population and the housing stock shows evidence of decline. In many instances, so many houses have been acquired by the City and/or demolished or torn down by the property owners, that upwards of 50% of the land in residential blocks is vacant.

In addition to deteriorated residential areas, numerous industrial sites in the Area have storage yards or areas that present a highly negative image, are unscreened, and are incompatible with surrounding land uses. Commercial uses and street-scapes are deteriorated and in need of upgrade. These conditions and others documented later in this report inhibit the ability of Area properties to maintain commercial, industrial, and residential value.

Long-term (more than one year) vacancies exist in some buildings and sections of the Area are vacant and have not generated private development interest. Approximately 10.3% of the gross land area within the Area is vacant and the presence of approximately 600,000 sq. ft. of vacant floor area in 157 of the 1,634 buildings in the Area add significantly to the view that the Area experiences additional evidence of blight and that market acceptance of portions of the Area and building stock is not favorable.

#### **Assessed Value and Development Activity**

Historic Equalized Assessed Values (EAV's) for the Area and the rate of growth for the City of Chicago and the Consumer Price Index (CPI) for All Urban Consumers for the period between 1995 and 1999 are shown below on **Table 2-1 - Equalized Assessed Value Trends**. Between 1995 and 1999 the City of Chicago EAV increased from \$30.4 billion to \$35.4 billion. The annual percent change in EAV is indicated on **Table 2-1** provided on the following page. In 1995 the EAV of the Area was approximately \$32.4 million. In 1999 the EAV of the Area was approximately \$38.7 million. In 3 of the last 4 years the Area experienced rates of growth below the remainder of the City and in one of those years (1996) the EAV of the Area declined. In addition, in 2 of the last 4 years the EAV of the Area grew slower than the Consumer Price Index (CPI) for All Urban Consumers published by the United States Department of Labor. Further, 422 parcels or approximately 11% of the properties in the Area are delinquent in the payment of 1999 real estate taxes and 328 violations have been issued on buildings since between July 1994 and August 2001 by the City Department of Buildings. Of the 1,634 buildings and approximately 954 acres in the Area, only two major new buildings have been built since January 1994 according to building permit information provided by the City. Of the 225 permits issued by the City Department of Buildings between January 1994 and August 2001 in the Area, 92 (41%) were issued for demolition, 131 (58%) were issued for repairs to existing structures (repairs include construction of garages, repairs due to fire, additions, and interior renovations). Approximately 86% of the buildings in the Area exceed 35 years of age.

**Table 2-1  
 Equalized Assessed Value Trends  
 1995-1999**

Year	Area EAV	Area % Change Over Previous Year	City of Chicago % Change Over Previous Year	CPI % Change Over Previous Year <sup>1</sup>	Area EAV Growth Rate Below City	Area EAV Growth Rate Below CPI
1995	\$32,372,433	-	-	-	N/A	N/A
1996	\$31,990,583	-1.2%	1.3%	2.7%	Yes	Yes
1997	\$33,532,273	4.8%	8.4%	2.7%	Yes	No
1998	\$33,925,298	1.2%	1.8%	2.0%	Yes	Yes
1999	\$38,700,188	14.1%	4.2%	2.1%	No	No
2000	\$42,904,223	10.9%	14.5%	3.2%	Yes	No

<sup>1</sup> Consumer Price Index for All Urban Consumers (CPI-U) – Chicago-Gary-Kenosha, IL-IN-WI, United States Bureau of Labor Statistics, January 2002.

**Transportation**

**Public Transportation**

The 47th and Halsted Redevelopment Area is served by several CTA bus routes. These routes include:

- *North-South Routes*
  - Route 8: Halsted Avenue
  - Route 24: Wells/Wentworth
  - Route 29: State
  - Route 44: Racine/Wallace
- *East-West Routes*
  - Route 43: Root Street
  - Route 47: 47<sup>th</sup> Avenue
  - Route 51: 51<sup>st</sup> Street
  - Route 55: Garfield
  - Route 59: 59<sup>th</sup> Street

All of the east/west bus routes intersect the CTA Red Line at the Dan Ryan Expressway or the CTA Orange Line at various locations west of the Area. The east/west lines also provide a direct connection to the CTA Green Line further east. Several Metra lines serving southern portions of Chicago pass through the Area although no Metra stations are located in the Area. The frequent spacing of CTA bus lines and direct connection service to various CTA train station locations, provides all sections of the Area with reasonable commuter transit alternatives.

### Street System

*Regional* - Access to the regional street system is primarily provided via the Dan Ryan Expressway (I-90/94) that serves as a portion of the eastern boundary of the Area. The Stevenson Expressway (I-55) is located approximately two miles to the north. Access to the Dan Ryan South Expressway is provided via interchanges at several east/west arterial streets.

*Local* - Arterial streets in the Area generally have one or two, two-way travel lanes and curbside parking lanes. Arterial class streets are signalized at intersections with other arterial and collector streets. 47<sup>th</sup> Street experiences significant volumes of truck traffic accessing industrial uses to the west of the Area and the multi-modal yard located south of 47<sup>th</sup> street between Wallace Street and Shields Avenue. Access to industrial uses west of Halsted Avenue and north of 47<sup>th</sup> Street is gained primarily along at 43<sup>rd</sup> Street and Racine Avenue. Access to the multi-modal yard south of 47<sup>th</sup> Street is gained just east of the Normal Avenue intersection at 47<sup>th</sup> Street.

*Viaducts and Railroads* - The major industrial property in the Area is the 47<sup>th</sup> Street inter-modal yard, which was taken over from Conrail by Norfolk Southern Corporation. This yard, which is the company's largest inter-modal facility in Chicago, is experiencing increasing volume in over-the-road truck transfers. In 1994, the number of lifts was 286,000, and by 1998 activity had increased to 450,000 lifts. Norfolk Southern is interested in expansion for their container yard prepping and storage area and to accommodate overflow parking. Reportedly, Amtrak is also seeking new tracks at this location to accommodate its high-speed passenger trains.

Several viaducts and retaining walls associated with rail operations are located in the Area. All of the viaducts and most of the retaining walls associated with rail operations exhibit deteriorated conditions and are in need of repair due to spalling concrete surfaces, damaged columns, cracked, spalling, and crumbling wing and retaining walls, and broken or damaged lighting. Several viaducts have substandard clearances (less than 13'-6") and in some instances the clearance of the viaduct is not identified. Substandard viaducts are located on: 45<sup>th</sup> Street (11'-10"), 43<sup>rd</sup> Street (12'-2"), Morgan Avenue (11'-10"), and Union Avenue (11'-8").

### Internal Traffic Patterns and Parking

Several large users generate a significant portion of the industrial traffic within the Area. The industrial complex located north of 47<sup>th</sup> Street and west of Halsted Street generates a significant amount of truck traffic along 47<sup>th</sup> Street and Halsted Street. The 47<sup>th</sup> Street rail yard south of 47<sup>th</sup> Street also generates a significant amount of truck traffic on 47<sup>th</sup> Street.

Arterial streets have peak-period parking restrictions, which can increase street capacity and improve efficiency. Traffic along the east/west arterials which connect with the Dan Ryan Expressway experience the largest amount of traffic with Hal-

sted Street and Wentworth, Wells and Princeton Avenues experiencing the largest amount of north/south oriented traffic circulation. Traffic along Wentworth, Wells and Princeton Avenue is often congested during peak hours due to traffic accessing or exiting the Dan Ryan Expressway and attempting to avoid congestion on the expressway.

### Pedestrian Traffic

Pedestrian traffic in the Area is concentrated along the major arterial streets in the Area. The 47th and Halsted and the Halsted/Garfield intersection have the largest concentrations of pedestrian traffic. The higher concentration of pedestrian traffic in these areas is associated with commuters utilizing the CTA bus lines along this route and concentrations of commercial uses. Pedestrian traffic is also associated with schools in the Area. Pedestrian traffic in the vicinity of Area schools is present during the peak periods before and after school hours.

### Existing Land Use

A tabulation of land area by land use category is provided on the following page:

**Table 2-2**  
**Tabulation of Existing Land Use**

Land Use	Land Area Gross Acres	% of Net Land Area <sup>1</sup>	% of Gross Land Area
Industrial	309	47.6%	32.4%
Commercial	33	5.1	3.5
Institutional, Public, Semi-Public	84	12.9	8.8
Undeveloped Land	98	15.1	10.3
Residential	125	19.3%	13.1
Public Right-of-Way	305	N/A	32.0%
<b>Total</b>	<b>954 Ac.</b>	<b>100%</b>	<b>100%</b>

1. Net Land Area does not include public right-of-way.  
Note: Percentage and acreage figures are approximated due to rounding.

At the present time, the existing land uses itemized in **Table 2-2** are predominantly industrial in nature, as 47.6% of the net area (exclusive of public right-of-way) is industrial. The large percentage of acreage associated with public rights-of-way is primarily associated with the Dan Ryan Expressway that serves as a portion of the Area's eastern boundary. Major industrial uses include the 47<sup>th</sup> Street rail yard located in the central portion of the Area, the industrial uses located west of Halsted

Avenue between 47<sup>th</sup> Street and 50<sup>th</sup> Street, and the Pepsi facility located on Union Avenue between 49<sup>th</sup> and 51<sup>st</sup> Street.

The Area is also home to commercial uses along Halsted Street and 47<sup>th</sup> Street. Halsted and 47<sup>th</sup> Street are predominately commercial with some second and third floor residential and office uses. However, many of the existing structures and upper floor uses are vacant. Commercial uses account for 5.1% of the net land area. There are no significant multi-tenant retail shopping centers in the Area.

Much of the commercial building stock along Halsted Street and 47<sup>th</sup> Street is deteriorated and vacant. Obsolete structures and site layouts that permit little off-street parking are common. Several large industrial buildings are also vacant. In addition, industrial yard areas exhibit deteriorated and obsolete conditions.

Institutional and recreational uses such as public schools and playgrounds are also located throughout the Area. Their location can be found on **Plan Exhibit A, Boundary Map**, contained in the **Plan Appendix as Attachment Two**.

Residential uses in the Area generally consist of three types of structures. These types of structures are: (1) isolated residential structures (single-family and multi-family) located along commercial corridors; (2) upper floor residential units in commercial buildings along commercial corridors; and (3) single-family and multi-family structures located in residential neighborhoods. Approximately 19.3% of the net land area is residential.

There are a total of 3,370 inhabited residential units in the Area as determined during the field survey of area properties. As set forth in the Act, if a redevelopment plan for the Area results in the displacement of residents from 10 or more inhabited residential units, or if the Area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the feasibility report required by subsection (a) of Section 11-74.4-5 (sic) [Section 11.74-4-4.1] of the Act. Because 75 or more inhabited residential units are located in the Area, a housing impact study has been prepared and is included as an attachment to the **Plan as Appendix, Attachment Five, Housing Impact Study**.

Throughout the residential neighborhoods of the Area the housing stock is in poor condition and many residential structures have been vacated or torn down. The exceptions to this trend are the residential uses located south of 47<sup>th</sup> Street between Halsted, 49<sup>th</sup> Street and the rail yard south of 47<sup>th</sup> Street and the residential uses located west of the Dan Ryan Expressway between Root Street and 47<sup>th</sup> Street. The residential portions of the Area that have declined are typically impacted by a number of factors including:

- negative influences from adjacent land uses (generally adjacent industrial uses);

- deteriorated conditions;
- isolation from surrounding residential areas; and
- negative influences from adjacent transportation facilities (Dan Ryan Expressway and multi-modal operations)

Often, the boundary separating residential, commercial and industrial uses is often a residential street or alley. These situations often create conflicts related to traffic generation, noise, and other environmental factors.

### **Zoning Characteristics**

The property within the Area is zoned in several categories. Manufacturing zones cover the industrial uses located west of Halsted between 47<sup>th</sup> Street and 50<sup>th</sup> Street and the multi-modal yard and rail yards in the central portion of the Area. Commercial zoning is predominant along 47<sup>th</sup> Street, Halsted Street, Wentworth Avenue, and portions of Garfield Boulevard. Residential zoning is predominant along secondary streets and associated with institutional uses (see **Plan Appendix, Attachment Two, Exhibit E, Generalized Existing Zoning Map**).

### **Historic Structures**

The historic Canaryville neighborhood (immediately outside the Area) was once home to wealthy families with business connections to the adjacent Stockyards. Historic churches from that era include Union Avenue Methodist Church, 4356 South Union, which was founded by the Swift family, and St. Gabriel at 4501 South Lowe (1887), which was designed and built by the firm of Burnham and Root.

Fuller Park (331 West 45<sup>th</sup> Street), which was planned by the Olmsted Brothers, opened in 1911. Its field house, designed by Edward H. Bennett, contains murals painted by John Warner Norton. The Park District offers a diverse program of activities at this facility.

Other historically significant buildings in the study area are found on the north side of the 700 block of West Garfield Boulevard. They include the former clubhouse of the Chicago Bicycle Club; the former home of Margaret Sweeney (a popular radio entertainer); and the O'Leary mansion, which was built by the son of the famous Mrs. O'Leary. Visitation Church (1899) is located at Garfield and Peoria and for many years was one of the largest and most prominent Catholic parishes in Chicago.

The Old Stone Gate, the original entrance to the Union Stockyards, stands at Peoria (900 west) and Exchange (4124 south), just west of the boundaries of the Area.

### **Prior Redevelopment Efforts**

Prior redevelopment efforts by the City, Area leaders and residents, businesses and business groups have been associated with on-going business retention efforts, edu-

cation efforts and scattered street improvements in the Area. In addition, numerous properties associated with the tax reactivation program and on-going City acquisition under the demolition-lien program are located in the Area. The majority of the properties acquired under these programs are associated with deteriorated residential properties and the structures on those properties have been removed.

Two redevelopment areas have been established to the north and west of the Area. The Stockyards Southeast Quadrant Industrial Redevelopment Area and the Stockyards Annex Redevelopment Project Area. These adjacent areas are shown on **Exhibit I, Adjacent Redevelopment Areas Map**, contained in **Attachment Two of the Plan Appendix**. The establishment of these two areas has resulted in an increase in development activity north and west of the Area. However, these initiatives have not resulted in significant redevelopment activity in the Area and decline continues. The City is also in the process of creating a TIF district immediately west of the Area to be known as the 47<sup>th</sup> and Ashland Redevelopment Area. The City has also begun to implement capital improvements for street and alley repair and repaving of some streets in and near the Area.

The City and the State of Illinois ("State") have also included all of the Area in two Enterprise Zones (**Exhibit G, Enterprise Zone Map, Attachment Two - Appendix**). As noted on the map, the Area is located within Enterprise Zone 2 and Enterprise Zone 6. In addition, the City and the U. S. Department of Housing and Urban Development have included a significant portion of the Area (approximately 12%) in the Federal Empowerment Zone Program (**Exhibit F, Empowerment Zone Map, Attachment Two - Appendix**).

However, these initiatives have not reversed decline throughout much of the Area. It is anticipated that in the future, the Enterprise Zones and Empowerment Zone in conjunction with components of this tax increment finance strategy, and other City programs, will greatly assist in addressing Area problems. Obstacles to efficient business operations for existing Area businesses and industries continue to include:

- poor street maintenance;
- limited street access to some portions of the Area;
- awkward traffic arrangements and limited parking;
- a need to improve transportation facilities and services;
- elimination of blighted conditions; and
- a need to provide improved training programs for area employees and residents.

Obstacles to providing safe and convenient housing include:

- poor street maintenance;
- incompatible land uses in adjacent areas; and
- deteriorated housing stock.

### III. QUALIFICATION OF THE AREA

#### A. *Illinois Tax Increment Allocation Redevelopment Act*

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a blighted area, a conservation area (or a combination of the two) or an industrial park conservation area as defined at 5/11-74.4-3(a) of the Act. Based on the criteria set forth in the Act the improved portion of the Area was determined to qualify as a conservation area and the vacant portion of the Area was determined to qualify as a blighted area. As set forth in the Act a conservation area is:

*"conservation area means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.*

- (1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.*
- (2) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.*
- (3) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.*
- (4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.*
- (5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.*
- (6) Excessive vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.*
- (7) Lack of ventilation, light or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or*

that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

- (8) *Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.*
- (9) *Excessive land coverage and the overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.*
- (10) *Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.*
- (11) *Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.*
- (12) *The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment project area.*
- (13) *The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price*

*Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.*

As set forth in the Act a blighted area is:

*“any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:*

*(2) If vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:*

*(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easement for public utilities.*

*(B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.*

*(C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.*

*(D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.*

*(E) The area has incurred Illinois Environmental Protection Agency or United State Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*

*(F) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.*

*(3) If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the*

factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- (A) The area consists of one or more unused quarries, mines, or strip mine ponds.
- (B) The area consists of unused railyards, rail tracks, or railroad rights-of-way.
- (C) The area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.
- (D) The area consist of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
- (E) Prior to the effective date of this amendatory Act of the 91<sup>st</sup> General Assembly, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, that area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982,, and the area has not been developed for that designated purpose.
- (F) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

### **B. Survey, Analysis and Distribution of Eligibility Factors**

A parcel-by-parcel analysis of the Area was conducted to identify the presence of eligibility factors (see **Conservation Factors Matrix of Improved Area, Table 3-1**, and **Blighting Factors Matrix of Vacant Area, Table 3-2**, contained latter in this section). A form similar to **Table 3-1** and **Table 3-2** was used to document the conditions of Area buildings and properties during field surveys. The data from the field survey was consolidated by sub area for each of the factors relevant to making a finding of eligibility.

### **C. Evaluation Procedure**

Professional senior planners and a registered architect from the staff of PGAV Urban Consulting conducted exterior surveys of observable conditions on all properties, buildings and public and private improvements located in the Area. These inspectors have been trained in TIF survey techniques and have extensive experience in similar undertakings.

The surveys examined not only the condition and use of buildings but also included surveys of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted on existing site coverage, parking and land uses, and their relationship to the surrounding Area. Investigators also researched

historic photos and were assisted by information obtained from the City of Chicago and the Back of the Yards Neighborhood Council. The boundary and qualification of the Area was determined by the field investigations, eligibility requirements described in the Act and the needs and deficiencies of the Area.

***D. Investigation and Analysis of Factors***

In determining whether or not the proposed Area meets the eligibility requirements of the Act, various methods of research were used in addition to the field surveys. The data includes information assembled from the sources below:

1. Contacts with local individuals knowledgeable as to Area conditions and history, age of buildings and site improvements, methods of construction, real estate records and related items, and other information related to the Area was used. In addition, aerial photographs, Sidwell block sheets, etc. were also utilized.
2. Inspection and research as to the condition of local buildings, streets, utilities, etc.
3. On-site field inspection of the proposed Area conditions by experienced property inspectors of the Consultant and others as previously noted. Personnel of the Consultant are trained in techniques and procedures of determining conditions of properties, utilities, streets, etc. and determination of eligibility of designated areas for tax increment financing.
4. Use of accepted definitions as provided for in the Act.
5. Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977. These are:
  - i. There exists in many Illinois municipalities areas that are conservation or blighted areas, within the meaning of the TIF statute.
  - ii. The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest.
  - iii. These findings are made on the basis that the presence of blight or conditions, which lead to blight, is detrimental to the safety, health, welfare and morals of the public.

**Table 3-1**  
**47th and Halsted Redevelopment Project Area**  
**Conservation Factors Matrix of Improved Area**

Sub Area*	Number of Buildings	Buildings 35 Years of Age or More**	Improved Parcels	Buildings/Improved Parcels With Site Improvements Exhibiting Factors										Sub Areas Exhibiting Factors				Declining or Sub-par Area EAV Growth	Total Number of Blighting Factors Present***	Sub Area Has 3 or More Factors
				Dilapidation		Deterioration		Obsolescence	Illegal Use of Individual Structures	Presence of Structures Below Min. Code Standards	Excessive Vacancy	Lack of Ventilation Light or Sanitary Facilities	Excessive Land Coverage and Overcrowding of Structures	Inadequate Utilities	Deleterious Land Use and Layout	Environmental Clean-up	Lack of Community Planning			
				Bldgs.	Parcels	Bldgs.	Parcels	Bldgs.	Bldgs.	Bldgs.	Bldgs.	Bldgs.	Parcels							
A	26	25	47	9	9	21	27	20	1	2	6	2	23	0	✓	0	✓	YES	11	YES
B	48	47	83	0	20	40	63	47	0	0	6	2	21	0	✓	0	✓		9	YES
C	40	39	70	1	1	35	53	31	0	1	10	5	41	0	✓	0	✓		10	YES
D	16	10	104	3	5	13	103	10	0	3	1	4	89	0	✓	0	✓		10	YES
E	74	73	93	10	15	73	92	53	0	4	2	0	6	0	✓	0	0		8	YES
F	198	187	300	30	63	184	271	112	1	25	10	0	25	0	✓	0	✓		10	YES
G	19	17	25	0	0	18	23	10	1	1	11	1	19	0	✓	0	✓		10	YES
H	109	102	159	5	7	103	141	26	0	6	9	6	49	0	✓	0	✓		10	YES
I	8	2	13	0	2	8	13	0	0	1	0	5	6	0	✓	0	✓		8	YES
J	15	12	57	4	20	13	41	12	0	5	5	9	41	0	✓	✓	✓		11	YES
K	29	20	53	0	0	29	53	3	0	0	0	0	15	0	✓	0	✓		6	YES
L	10	10	33	4	8	10	30	7	1	5	3	0	9	0	✓	0	✓		10	YES
M	184	180	217	14	17	179	213	1	0	12	7	0	4	0	✓	0	✓		9	YES
N	17	10	34	3	22	9	30	1	1	3	0	0	14	0	✓	0	✓		9	YES
O	7	5	196	1	5	5	196	0	0	1	0	0	148	0	✓	0	✓		7	YES
P	157	126	395	18	36	146	380	58	0	19	5	1	231	0	✓	0	✓		10	YES

**Table 3-1  
47th and Halsted Redevelopment Project Area  
Conservation Factors Matrix of Improved Area**

Sub Area*	Number of Buildings	Buildings 35 Years of Age or More**	Improved Parcels	Buildings/Improved Parcels With Site Improvements Exhibiting Factors										Sub Areas Exhibiting Factors				Declining or Sub-par Area EAV Growth	Total Number of Blighting Factors Present***	Sub Area Has 3 or More Factors
				Dilapidation		Deterioration		Obsolescence	Illegal Use of Individual Structures	Presence of Structures Below Min. Code Standards	Excessive Vacancy	Lack of Ventilation Light or Sanitary Facilities	Excessive Land Coverage and Overcrowding of Structures	Inadequate Utilities	Deleterious Land Use and Layout	Environmental Clean-up	Lack of Community Planning			
				Bldgs.	Parcels	Bldgs.	Parcels													
Q	37	34	95	12	49	36	94	35	0	12	10	8	76	0	✓	0	✓	YES	10	YES
R	112	88	132	11	20	107	126	4	2	13	6	2	16	0	✓	0	✓		11	YES
S	156	97	173	9	17	151	164	4	0	12	9	0	3	0	✓	0	✓		9	YES
T	29	27	30	3	4	28	29	2	0	5	5	0	2	0	✓	0	0		8	YES
U	66	63	74	7	11	58	69	5	0	9	5	0	10	0	0	0	0		7	YES
V	36	31	41	7	9	35	39	4	0	9	7	0	5	0	✓	0	✓		9	YES
W	25	25	58	10	22	25	58	17	0	14	14	7	58	0	✓	0	✓		10	YES
X	32	31	46	7	13	31	42	11	0	7	8	0	10	0	✓	0	✓		9	YES
Y	105	90	177	13	17	98	157	18	0	14	5	0	58	0	✓	0	✓		9	YES
Z	79	59	134	17	24	68	126	19	0	16	13	0	71	0	✓	0	✓	9	YES	
<b>Total</b>	<b>1634</b>	<b>1410</b>	<b>2838</b>	<b>198</b>	<b>416</b>	<b>1523</b>	<b>2633</b>	<b>510</b>	<b>7</b>	<b>199</b>	<b>157</b>	<b>52</b>	<b>1209</b>	<b>0</b>	<b>24</b>	<b>1</b>	<b>23</b>	YES	<b>12</b>	<b>YES</b>
<b>% Total Bldgs./Parcels/ Sub Areas Exhibiting Factors</b>	<b>100%</b>	<b>86%</b>	<b>100%</b>	<b>12%</b>	<b>15%</b>	<b>93%</b>	<b>93%</b>	<b>31%</b>	<b>LESS THEN 1%</b>	<b>12%</b>	<b>10%</b>	<b>3%</b>	<b>43%</b>	<b>0%</b>	<b>92%</b>	<b>4%</b>	<b>88%</b>			

### ***E. Eligibility Factors – Improved Area***

In making the determination of eligibility, each and every property or building in the Area is not required to be blighted or otherwise qualify. It is the Area as a whole that must be determined to be eligible.

The report stated below details conditions that cause the Area to qualify under the Act, as a conservation area, per surveys and research undertaken by the Consultant between September 2000 and January 2001:

#### **Age Of Structures**

Age, although not one of the 13 factors used to establish a conservation area under the Act, is used as a threshold that an area must meet in order to qualify

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be ideally suited for meeting modern-day space and development standards. These typical problematic conditions in older buildings can be the initial indicators that the factors used to qualify the Area may be present.

#### **Summary of Findings Regarding Age:**

*The Area contains a total of 1,634 buildings, of which 86%, or 1,410 buildings are 35 years of age or older as determined by field surveys and local research. In many instances buildings are significantly older than 35 years of age and were constructed early in the 19<sup>th</sup> century. Therefore, the Area meets the threshold requirement for a conservation area in that 50% or more of the structures in the Area are 35 years of age.*

#### **1. Dilapidation**

Dilapidation as a factor is based upon the documented presence and reasonable distribution of buildings and improvements in an advanced state of disrepair. The field survey of main buildings in the Area found structures with leaning or bowing bearing walls and parapet walls, critical defects in primary structural components such as severely sagging roofs, damaged floor structures and foundations exhibiting major cracks or displacement. In addition, numerous surface parking lots and sections of fencing associated with commercial and industrial uses throughout the Area exhibited paved surfaces in need of reconstruction and site fencing that was damaged or missing.

### **Summary of Findings Regarding Dilapidation:**

*Of the 1,634 buildings in the Area, 198 buildings, or 12%, were found to exhibit buildings in an advanced state of disrepair. In addition, dilapidated site improvements were found on 416, or 15% of the 2,838 improved parcels in the Area. In addition, it should be noted that it was observed that on many of the properties discussed later in this report with respect to acquisition by the City, it was obvious that the structures had been recently demolished as part of on-going City efforts to remove dilapidated structures where possible.*

## **2. Obsolescence**

An obsolete building or improvement is one, which is becoming obsolete or going out of use -- not entirely disused, but gradually becoming so. Thus, obsolescence is the condition or process of falling into disuse. Obsolescence, as a factor, is based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include:

- a. **Functional Obsolescence:** Structures are typically built for specific uses or purposes and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies, which limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.
- b. **Economic Obsolescence:** Economic obsolescence is normally a result of adverse conditions that cause some degree of market rejection, and hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions, which may not be economically curable, resulting in net rental losses and/or depreciation in market value.
- c. **Obsolete site improvements:** Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

Throughout the Area the lack of on-site parking, vacant storefronts, vacant second and third floor uses and dilapidated or deteriorated building conditions indicate that many of the structures in the Area exhibit some form of obsolescence.

**Summary of Findings Regarding Obsolescence:**

*The field survey of buildings in the Area found that certain buildings exhibit characteristics of obsolescence. Obsolete buildings comprised 31% or 510 of the 1,634 buildings in the Area. Obsolete site improvements also exist in the Area and are generally associated with the buildings identified above. In addition, narrow streets or driveways, irregular widths, poor or inadequate turning radii or sight lines and lack of paved surfaces on driveways and service areas exist throughout the Area and are examples of obsolete site improvements.*

**3. Deterioration**

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Conditions, which are not easily correctable in the course of normal maintenance, were classified as deteriorated. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects.

Buildings with major defects in the secondary building components (i.e., damaged doors and door frames, broken windows, window frames and mullins, porches in need of material replacement, gutters and downspouts damaged or missing, weathered fascia materials, cracks in masonry walls, spalling masonry surfaces, etc.) were observed in the Area. Many of the structures located in the Area exhibited these conditions. In addition, roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas also evidenced deterioration such as; surface cracking, crumbling, potholes, depressions, loose paving materials, weeds protruding through the surface, etc. Site fencing on many larger commercial and industrial lots was rusting and required repair to individual posts or sections of fencing. In some instances parking areas for vacant properties was being used for trailer storage. In these instances it was evident that the lots and in some cases adjacent streets were not designed for such use and were exhibiting cracks and other deteriorated conditions as a result of heavy truck traffic.

**Summary of Findings Regarding Deterioration:**

*Throughout the Area, deteriorating conditions were recorded on 93% or 1,523 of the 1,634 buildings in the Area. The exterior field survey of main buildings in the Area found structures with major defects in the secondary components, including windows, doors, gutters, downspouts, porches, chimneys, fascia materials, parapet walls, etc. Deterioration of site improvements and public im-*

*provements was also observed. Deteriorated site improvements were observed on 2,632 or 93% of the 2,838 improved parcels in the Area.*

#### **4. Presence of Structures Below Minimum Code Standards**

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, State building laws and regulations. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from various types of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies that presume to threaten health and safety.

#### **Summary of Findings Regarding Presence of Structures Below Minimum Code Standards;**

*Considering the age of buildings in the Area, it is certain that many of the buildings are below the minimum code standards currently in force by the City of Chicago. However, in order to substantiate these conditions both interior and exterior inspections of the properties would be required. Based on clearly observable conditions evident from exterior inspection, throughout the Area, structures below minimum code were recorded in 12% or 199 of the 1,634 buildings in the Area. The exterior field survey of buildings in the Area found structures not in conformance with local zoning codes and structures not safe for occupancy because of fire and similar hazards.*

*In addition, on several Area properties, garbage, trash, discarded tires and abandoned vehicles were observed. Trash and debris from drive-by dumping is illegal and promotes unsanitary or unhealthy conditions. Old tires can collect water and promote mosquito breeding. The presence of open air dumping of trash creates conditions that promote the presence of disease carrying insects and vermin.*

#### **5. Illegal Use of Individual Structures**

This factor applies to the use of structures in violation of applicable national, state or local laws. Examples of illegal uses may include, but not be limited to, the following:

- a. illegal home occupations;
- b. conduct of any illegal vice activities such as gambling or drug manufacture;
- c. uses not in conformance with local zoning codes and not previously grand fathered in as legal nonconforming uses;

- d. uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

**Summary of Findings Regarding Illegal Use of Individual Structures:**

*This factor was documented in less than 1% or 7 of the 1,634 buildings in the Area.*

**6. Excessive Vacancies**

Establishing the presence of this factor requires the documenting of the presence of vacant buildings which are unoccupied or underutilized and which represent an adverse influence on the Area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward occupancy or utilization and partial vacancies.

During the field investigation of the Area a total of 157 buildings were observed to contain vacant floor space. Based on City of Chicago maps that indicate building footprints it was estimated that approximately 600,000 square feet of floor space was vacant. Based on the condition of some of the vacant floor space (boarded up windows, deteriorated interior finishes, lack of lighting, outdated signage, etc.) it is evident that much of this floor space has been vacant for an extended period of time.

**Summary of Findings Regarding Excessive Vacancies:**

*The field investigation indicates that 157 buildings, 10% of the total 1,634 buildings, have vacant space. There is in excess of 600,000 sq. ft. of vacant floor space (ground floor and upper floors) in the Area.*

**7. Lack of Ventilation, Light or Sanitary Facilities**

Many older structures fail to provide adequate ventilation, light or sanitary facilities. This is also a characteristic often found in illegal or improper building conversions and in commercial buildings converted to residential usage. Lack of ventilation, light or sanitary facilities is presumed to adversely affect the health and building occupants (i.e., residents, employees or visitors).

**Summary of Findings Regarding Lack of Ventilation, Light or Sanitary Facilities:**

*The exterior field survey of main buildings in the Area found structures without adequate mechanical ventilation, natural light and proper window area ratios. Structures exhibiting a lack of ventilation, light or sanitary facilities were recorded in 3% or 52 of the 1,634 buildings.*

## 8. Inadequate Utilities

Inadequate utilities refers to deficiencies in the capacity or condition of utilities which service a property or area, including, but not limited to, storm drainage, water supply, electrical power, sanitary sewers, gas and electricity.

### ***Summary of Findings Regarding Inadequate Utilities:***

*No evidence of this factor was documented in the Area.*

## 9. Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor may be documented by showing instances where building coverage is excessive. Excessive coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and/or shape in relation to present-day standards of development for health and safety; and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of fire due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading or service. Excessive land coverage has an adverse or blighting effect on nearby development because problems associated with lack of parking or loading areas impact adjoining properties.

### ***Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Community Facilities:***

*Structures exhibiting 100% lot coverage with party or fire walls separating one structure from the next is a historical fact of high-density urban development. This situation is common throughout the commercial and industrial portions of the 47th and Halsted Redevelopment Area.*

*Numerous commercial and industrial businesses are located in structures that cover 100% of their respective lots. Other businesses are utilizing 100% of their lot for business operations. These conditions typically do not allow for off-street loading facilities for shipping operations or do not provide parking for patrons and employees. This has prompted overflow parking and truck traffic associated with normal business operations to utilize surrounding residential areas for parking and access. In some instances cars were illegally parked across sidewalks and on top of curbs along the narrow local streets that flank industrial portions of the Area. In addition, delivery trucks were observed to be blocking alleys and streets while performing normal delivery operations or accessing shipping facilities. The improvements associated with, 43% or 1,209 of the 2,838 improved parcels in the Area, revealed some evi-*

*dence of excessive land coverage or overcrowding of structures and community facilities.*

#### **10. Deleterious Land Use or Layout**

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

##### ***Summary of Findings Regarding Deleterious Land Use or Layout:***

*In an area such as the 47th and Halsted Redevelopment Area where its character has evolved over the years, industrial, commercial and residential uses are often in close proximity to one another. It is not unusual to find small pockets or isolated residential buildings within a predominantly industrial area or an industrial use in a residential area. Although these buildings may be considered, because of age and continuous occupancy, as legal non-conforming uses (whose existence and use is thereby "grand fathered"), they are, nonetheless, incompatible land uses inasmuch as the predominant character of the Area is influenced by these differing uses. As noted previously, 47.6% of the net acreage of the Area (minus streets and public right-of-way) is used for industrial purposes and 5.1% is used for commercial purposes. The combination of limited on-site parking and high density industrial, commercial and residential development in close proximity causes conflicts in traffic, parking and environmental conditions that has promoted deleterious use of land in some portions of the Area. Deleterious land uses and land use relationships were located within 92% or 24 of the 26 Sub Areas identified on Exhibit E - Sub Area Key Map, included in Plan Appendix, Attachment Two*

#### **11. Environmental Remediation Costs**

If an Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment project area then this factor may be counted.

##### ***Summary of Findings Regarding Environmental Remediation Costs:***

*This factor was identified in 1 Sub Area or 4% of the 26 Sub Areas. The site exhibiting environmental contamination is located east of Morgan Street and South of 47<sup>th</sup> Street. The site is currently used by Con-Rail as a container storage area. The site was a disposal site for construction material including a significant amount of shingles that contained asbestos.*

## 12. Lack of Community Planning

This may be counted as a factor if the Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed, was considered inadequate, and/or was virtually ignored during the time of the area's development. Indications of a lack of community planning include:

1. Streets in the industrial and commercial areas that are too narrow to accommodate truck movements.
2. Street intersections that do not conform to modern traffic engineering standards and practices.
3. One-way street systems that exist with little regard for overall systematic traffic planning.
4. Street parking existing on streets that are too narrow to accommodate two-way traffic and street parking.
5. Viaducts that are lower than minimum height requirements creating truck clearance problems.
6. Some larger tracts of land suffer from improper platting that has led to some parcels having awkward configuration and/or unusual dimensions for their use.
7. Some properties in the Area do not enjoy good access to public streets.
8. Some pockets of residential land use and residential zoning exist that present incompatible relationships in areas with a heavy industrial environment.
9. Numerous commercial/industrial properties exist that are too small to adequately accommodate appropriate off-street parking and loading requirements.

### ***Summary of Findings Regarding Lack of Community Planning:***

*Lack of Community Planning was observed in 88% of the Sub Areas or 23 of the 26 Sub Areas identified on Exhibit E – Sub Area Key Map. In addition, conditions exist that indicate community planning has been inadequate with respect to public/semi-public improvements:*

- *As indicated previously, several viaducts are not posted with the current clearance. In most cases these viaducts do not meet the minimum clearance standards of 13' 6".*

### **13. Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation**

If the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available then this factor may be counted.

#### ***Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation:***

*Investigation of historic EAV indicated the presence of this factor. The EAV of the Area has declined in one of the last 4 calendar years, has grown slower than the remainder of the City of Chicago in 3 of the last 4 calendar years, and has grown slower than the Consumer Price Index (CPI) for All Urban Consumers in 2 of the last 4 calendar years.*

#### ***F. Conclusion of Investigation of Eligibility Factors for the Improved Portion of the Redevelopment Project Area***

Vacancies, deteriorated, dilapidated and obsolete structures and site improvements, deleterious land use relationships and lack of community planning are evidence of the declining conditions in the Area. These conditions also underscore the lack of private investment and rejection of the Area by the private market.

The City and the State of Illinois have included all of the Area in two Enterprise Zones and 12% of the Area as a Federal Empowerment Zone. In addition, a portion of the Area is also included in one of the 22 industrial corridors (Stockyards) identified in a previously prepared study by the City ("A Plan For Industry in Chicago's South Side"). These designations are in further response to the deteriorating conditions in the area, recognition of the significant needs, and realization that financial incentives are required to attract private investment to this section of the City.

The tax increment program and redevelopment plan include measures designed to reduce or eliminate the deficiencies which cause the Area to qualify consistent with the strategy of the City of Chicago for revitalizing other designated redevelopment areas and industrial corridors. As documented in this investigation and analysis it is clear that the Area is impacted by a number of eligibility factors. The presence of these factors qualifies the improved portion of the Area as a conservation area.

### **G. Analysis of Undeveloped or Vacant Property**

The Area contains 1,115 vacant parcels of land or 28% of the total parcels (approximately 98.7 acres of land or 19.3% of the net land area exclusive of public rights-of-way) in the Area. A significant number of these properties are residential properties that were acquired by the City under the demolition-lien program. In many instances the properties were delinquent in payment of taxes and contained improvements that were in such a deteriorated and dilapidated condition that the property was condemned and cleared by the City. In some instances, so many of the properties have been cleared that 50% or more of the structures on a given block have been demolished and the property is vacant. Vacant land is identified in the **Plan Appendix as Attachment Two, Exhibit B - Existing Land Use Assessment Map**. The blighting factors present on these parcels were summarized on **Blighting Factors Matrix of Vacant Area, Table 3-2**, contained on the following pages. A form similar to **Table 3-2** was used to document the conditions of vacant Area properties during field surveys. The data from the field survey was consolidated by sub area for each of the factors relevant to making a finding of eligibility.

#### **1. Obsolete Platting, Diversity of Ownership, Tax Delinquencies, Deterioration of Structures in Neighboring Areas, Environmental Remediation, Declining or Sub-Par E.A.V. (2 or More)**

As indicated in the Act 2 or more of the factors listed above must be present in order for vacant land to qualify as blighted under these factors.

##### ***Summary of Findings Regarding Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land:***

*As indicated in the analysis of conservation area factors, approximately 93% of buildings and 93% of improved parcels exhibited deterioration. It was found that, all vacant land in the Area is located on blocks that exhibited deterioration of improved parcels or buildings or, in the case where an entire block was vacant, were adjacent to a block exhibiting deterioration. Therefore, deterioration of structures or site improvements in neighboring areas adjacent to the vacant land was found to exist for all of the vacant land present in the Area.*

##### ***Summary of Findings Regarding Declining or Sub-Par E. A. V. Growth:***

*Investigation of historic EAV indicated the presence of this factor. The EAV of the Area has declined in one of the last 4 calendar years, has grown slower than the remainder of the City of Chicago in 3 of the last 4 calendar years, and has grown slower than the Consumer Price Index (CPI) for All Urban Consumers in 2 of the last 4 calendar years as indicated previously in this report.*

**Table 3-2**  
**47th and Halsted Redevelopment Project Area**  
**Blighting Factors Matrix of Vacant Area**

Sub Area*	Vacant Parcels	Vacant Land Factors (2 or More)						Vacant Land Factors (1 or More)					
		Obsolete Platting	Diversity of Ownership	Tax & Special Assess-ment Delinq.	Det. Of Struct. In Neigh. Areas	Environ. Clean-Up	Declining or Sub-par EAV Growth	Unused Quarry or Mine	Unused Railyard or Railroad R. O. W.	Chronic Flooding	Illegal Disposal Site	Village or Town Center	Blighted/ Improved Area Prior To Becoming Vacant
A	24	✓	✓	-	✓	-	YES	-	-	-	-	-	-
B	33	✓	✓	✓	✓	-		-	-	-	-	-	-
C	19	✓	✓	✓	✓	-		-	-	-	-	-	-
D	6	✓	-	-	✓	-		-	-	-	-	-	-
E	65	✓	✓	✓	✓	-		-	-	-	-	-	-
F	82	✓	✓	✓	✓	-		-	-	-	-	-	-
G	3	✓	-	-	✓	-		-	-	-	-	-	-
H	22	✓	-	-	✓	-		-	-	-	-	-	-
I	4	✓	-	-	✓	-		-	-	-	-	-	-
J	0	-	-	-	-	-		-	-	-	-	-	-
K	20	✓	-	-	✓	-		-	-	-	-	-	-
L	12	✓	✓	✓	✓	-		-	-	-	-	-	-
M	37	✓	-	✓	✓	-		-	-	-	-	-	-

**Table 3-2**  
**47th and Halsted Redevelopment Project Area**  
**Blighting Factors Matrix of Vacant Area**

Sub Area*	Vacant Parcels	Vacant Land Factors (2 or More)						Vacant Land Factors (1 or More)					
		Obsolete Platting	Diversity of Ownership	Tax & Special Assessment Delinq.	Det. Of Struct. In Neigh. Areas	Environ. Clean-Up	Declining or Sub-par EAV Growth	Unused Quarry or Mine	Unused Railyard or Railroad R. O. W.	Chronic Flooding	Illegal Disposal Site	Village or Town Center	Blighted/ Improved Area Prior To Becoming Vacant
N	5	✓	-	✓	✓	-	YES	-	-	-	-	-	-
O	0	-	-	-	-	-		-	-	-	-	-	-
P	136	✓	✓	-	✓	-		-	-	-	-	-	-
Q	54	✓	✓	✓	✓	-		-	-	-	-	-	-
R	83	-	✓	✓	✓	-		-	-	-	-	-	-
S	160	✓	✓	✓	✓	-		-	-	-	-	-	-
T	40	✓	✓	✓	✓	-		-	-	-	-	-	-
U	63	✓	✓	✓	✓	-		-	-	-	-	-	-
V	37	✓	✓	✓	✓	-		-	-	-	-	-	-
W	16	✓	✓	✓	✓	-		-	-	-	-	-	-
X	32	✓	✓	✓	✓	-		-	-	-	-	-	-
Y	91	✓	✓	✓	✓	-		-	-	-	-	-	-
Z	72	✓	✓	✓	✓	-		-	-	-	-	-	-
<b>Total</b>	<b>1115</b>	<b>23</b>	<b>17</b>	<b>17</b>	<b>24</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>% Total Sub Areas With Vacant Parcels Exhibiting Factors</b>	<b>100%</b>	<b>96%</b>	<b>71%</b>	<b>71%</b>	<b>100%</b>	<b>0%</b>	<b>YES</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>

In addition, to the two factors that were found to exist within the entire vacant portion of the Area, additional factors were found with respect to individual vacant properties. While these factors were not found to exist on all the vacant land, their presence was documented on a majority of the vacant land and in a majority of the sub-areas indicated on Table 3-2.

***Summary of Findings Regarding Obsolete Platting***

*The majority of the vacant land located along the commercial corridors of the Area is obsolete in terms of current platting. The majority of these former commercial properties are platted as lots that range from 24 feet to 50 feet wide by 150 feet deep. These extremely narrow lots are obsolete in terms of contemporary commercial development standards. Lots of this size do not provide for adequate off street parking and are limited in terms of reuse for commercial purposes. In most instances in order for the property to be redeveloped multiple lots would have to be acquired in order to provide the minimal parking and setback requirements. In addition, many of the vacant residential portions of the Area also exhibit obsolete platting. Narrow lot widths and in some cases unusual parcel configurations due to proximity to railroad rights of way and re-subdivision have created parcels that would be difficult to develop. Obsolete platting of vacant land was found to exist in 23 or 96% of the Sub Areas containing vacant property.*

***Summary of Findings Regarding Diversity of Ownership***

*Individual landowners own the majority of vacant lots in the Area. In other words, very few areas exist where multiple vacant lots in a block have been acquired and consolidated into single ownership. The exception to this condition is some of the property acquired by the City under the tax reactivation program (see discussion below). In all likelihood, redevelopment of the non-city owned vacant portions of the Area will be difficult given the number of vacant lots on a given block and the multiplicity of owners of these lots on a given block. As indicated on Table 3-2 this factor was found in 17 or 71% of the Sub Areas that contain vacant land. Therefore, it is concluded that the diversity of ownership is sufficient in number to retard or impede the ability to assemble the vacant land on numerous blocks for development.*

***Summary of Findings Regarding Tax and Special Assessment Delinquencies***

*As indicated in the Plan Appendix, Attachment Four, 1999 Estimated E. A. V. by Tax Parcel, approximately 422 parcels were delinquent in the payment of 1998 real estate taxes. A significant number of these parcels are vacant. In addition, the City has acquired multiple parcels in the Area under the property tax code. 1999 assessment records indicate that 270 lots (23.4% of the vacant parcels) in the Area are City owned. Most of these parcels were acquired under the demolition-lien program within the last 5 years and the structures*

*on these properties were demolished. As indicated on Table 3-2, this factor was found in 17 or 71% of the sub areas which contain vacant land.*

**2. Unused Quarry, Mine, Strip Mine Pond, Railyard, Rail Tracks, or Railroad Rights-Of-Way, Chronic Flooding, Illegal Disposal Site, Town or Village Center, or Blighted Prior to Becoming Vacant. (One or More)**

With respect to this second set of factors for vacant land, only one factor is required.

***Summary of Findings Regarding Blighted Improved Area Immediately Prior to Becoming Vacant:***

*As discussed previously, many of the properties indicated as vacant on Exhibit B – Existing Land Use Assessment Map contained in the Plan Appendix, were acquired under the demolition-lien program of the City and the buildings were subsequently demolished. It is evident from historic plats and photos that buildings once existed on many of these sites and demolition of these structures has occurred over time. While documentation of the conditions of many of the vacant parcels prior to becoming vacant is not available, it is evident, given the City's aggressive acquisition and demolition of dilapidated structures in the Area, that the demolished buildings were removed due to various factors that would have qualified the buildings as blighted. These conditions would have included:*

- *deterioration;*
- *dilapidation;*
- *obsolescence;*
- *presence of structures below minimum code standards;*
- *abandonment; and*
- *excessive vacancy*

*However, for the purposes of this analysis, because the conditions of these properties could not be documented this factor was not shown as present within the Area on Table 3-2.*

**H. Conclusion of Investigation of Eligibility Factors for the Vacant Portion of the Redevelopment Project Area**

As indicated in the discussion above and on Table 3-2, the factors required to qualify the vacant portion of the Area exist, that those factors were documented to exist to a meaningful extent within the intent of the Act, and that the factors were distributed throughout the vacant portion of the Area.

The tax increment program and redevelopment plan include measures designed to reduce or eliminate the deficiencies which cause the Area to qualify consistent with the strategy of the City of Chicago for revitalizing other designated redevelopment areas and industrial corridors. As documented in this investigation and analysis it is clear that the vacant portion of the Area is impacted by a number of eligibility factors. The presence of these factors qualifies the vacant portion of the Area as a blighted area.

#### IV. SUMMARY AND CONCLUSION

The conclusion of PGAV Urban Consulting is that the number, degree and distribution of eligibility factors in the Area as documented in this Eligibility Study warrant the designation of the improved portion of the Area as a conservation area and the vacant portion of the Area as a blighted area as set forth in the Act. Below is a summary table highlighting the factors found to exist in the Area that causes it to qualify.

While it may be concluded that the mere presence of the stated eligibility factors noted above may be sufficient to make a finding of qualification as a conservation area or a vacant blighted area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. From the data presented in this report it is clear that the eligibility factors are reasonably located throughout the Area.

In addition, the Area on the whole has not been subject to growth and investment and is not expected to do so without the adoption of the Plan. Age and the requirements of contemporary commercial and industrial tenants and decline of residential areas have caused portions of the Area and its building stock to become obsolete and deteriorated and may result in further disinvestments that will not be overcome without action by the City. These conditions have been previously documented in this report. All properties within the Area will benefit from the TIF program.

The conclusions presented in this Eligibility Study are those of the Consultant. The local governing body should review this Eligibility Study and, if satisfied with the summary of findings contained herein, adopt a resolution making a finding of a conservation area for the improved portion of the Area and a finding of a blighted area for the vacant portion of the Area and making this Eligibility Study a part of the public record.

The analysis contained herein was based upon data assembled by PGAV Urban Consulting. The study and survey of the Area indicate the requirements necessary for designation, as a conservation area and a blighted area, are present. Therefore, the Area qualifies as a conservation area and a vacant blighted area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act.

A. Conservation Area Statutory Factors

FACTOR <sup>1</sup>		EXISTING IN AREA <sup>2</sup>
	Age <sup>3</sup>	86% of bldgs. exceed 35 years of age.
1	Dilapidation	Minor Extent (12% of bldgs. & 15% of improved parcels)
2	Obsolescence	Minor Extent (31% of bldgs.)
3	Deterioration	Major Extent (93% of bldgs. & 93% of improved parcels)
4	Illegal use of individual structures	Minor Extent (less than 1% of bldgs.)
5	Presence of structures below minimum code standards	Minor Extent (12% of bldgs.)
6	Excessive vacancies	Minor Extent (10% of bldgs.)
7	Lack of ventilation, light or sanitary facilities	Minor Extent (3% of bldgs.)
8	Inadequate utilities	Not Present
9	Excessive land coverage	Minor Extent (43% of improved parcels)
10	Deleterious land use or layout	Major Extent (92% of sub-areas)
11	Environmental clean-up	Minor Extent (4% of sub-areas)
12	Lack of Community Planning	Major Extent (88% of sub-areas)
13	Declining or sub-par EAV growth	Present

Notes:

- 1 Only three factors are required by the Act for eligibility. Twelve factors are present in the Area.
- 2 Factors found to exist on more than 50% of the structures or sub-areas in the Area were identified as being found to a major extent. Factors found to exist on less than 50% of the structures or sub-areas in the Area were identified as being found to a minor extent. Three factors were found to exist to a major extent, eight were found to exist to a minor extent and declining or sub-par EAV growth for the entire Area was present.
- 3 Age, although not a blighting factor for designation, is a threshold that must be met before an Area can qualify as a Conservation Area.

B. Conservation Area Statutory Factors

FACTOR	EXISTING IN VACANT/ UNIMPROVED POR- TION OF AREA
1 Two or more of the following factors: i. Obsolete platting (96% of sub-areas containing vacant land) ii. Diversity of ownership (71% of sub-areas <sup>2</sup> containing vacant land) iii. Tax and assessment delinquencies (71% of sub-areas containing vacant land) iv. Deterioration of Structures in Neighboring Areas (Present for All Vacant Land) v. Environmental Remediation (Not Present) vi. Declining or Sub-Par E.A.V. Growth (Present for All Vacant Land) Or	YES
2 Area immediately prior to becoming vacant qualified as a blighted improved area; Or	—
3 Area consists of unused quarry or quarries; Or	—
4 Area consists of unused rail yards, rail tracks or railroad right-of-way; Or	—
5 Area prior to designation is subject to chronic flooding caused by improvements; Or	—
6 Area consists of unused disposal site containing earth, stone, building debris, etc.; Or	—
7 Area is not less than 50 nor more than 100-acres and 75% is vacant;	—

**Note:**

Area qualifies per statutory requirements. Only one factor is required by the Act.

###

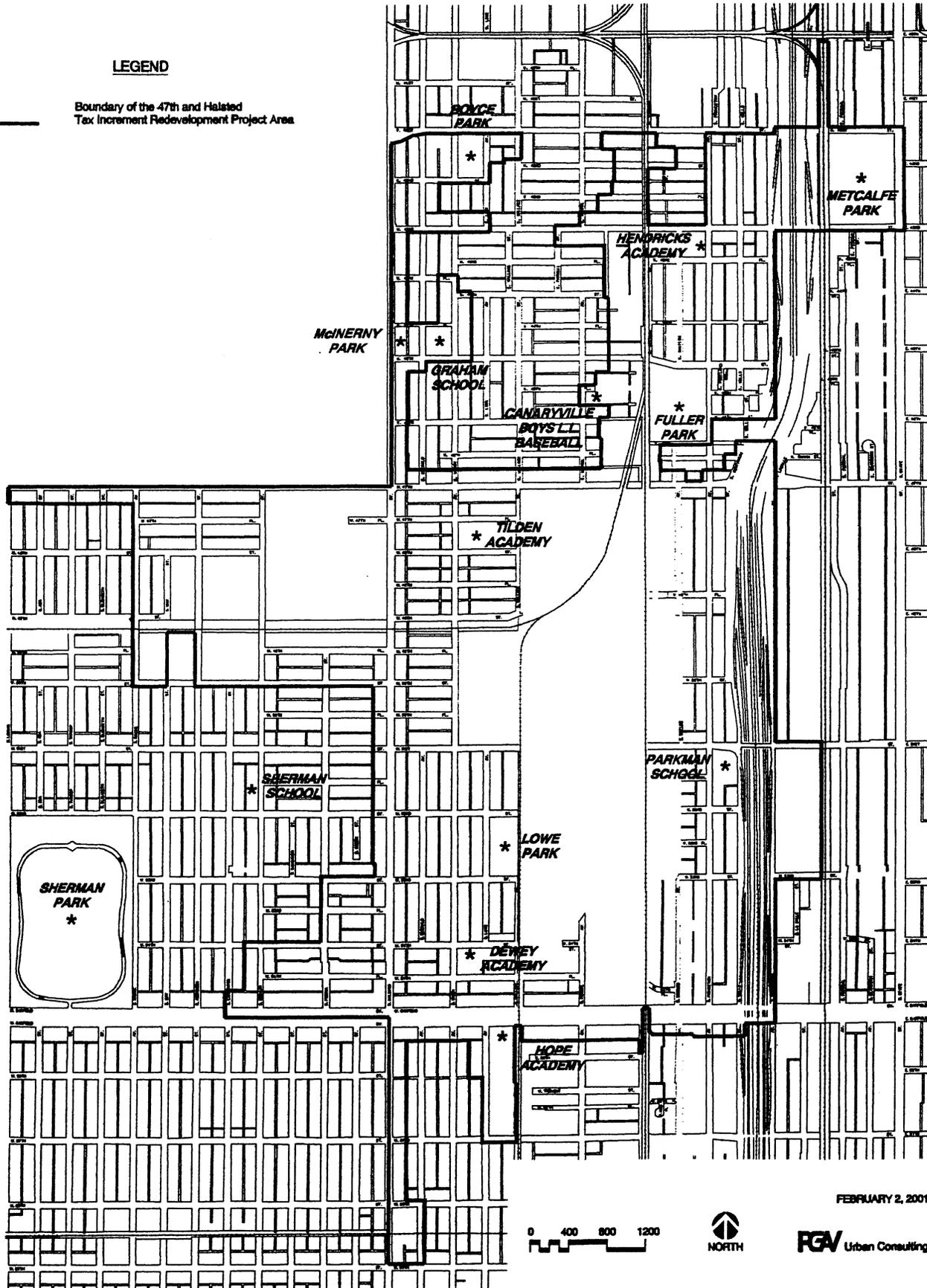
**Attachment Two**  
**Maps and Plan Exhibits**

# 47th and Halsted Redevelopment Area

## City of Chicago, Illinois

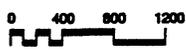
### LEGEND

— Boundary of the 47th and Halsted Tax Incremental Redevelopment Project Area



ROOT  
42ND  
43RD  
44TH  
45TH  
46TH  
47TH  
48TH  
49TH  
50TH  
51ST  
52ND  
53RD  
54TH  
GARFIELD  
56TH  
57TH  
58TH  
59TH

LOOMIS  
ADA  
THROOP  
ELIZABETH  
RACINE  
MAY  
ABERDEEN  
CARPENTER  
MORGAN  
SANGAMON  
PEORIA  
GREEN  
HALSTED  
EMERALD  
UNION  
LOWE  
WALLACE  
C. & W.I. R.R.  
PARNELL  
NORMAL  
EGGELSTON  
PENNA. R.R.  
SHIELDS  
PRINCETON  
WELLS  
DAN RYAN  
WENTWORTH  
LA SALLE  
C.R.L. R.R.  
N.T.C. R.R.  
PERRY  
LAFAYETTE  
STATE  
WABASH  
MICHIGAN



FGV Urban Consulting

FEBRUARY 2, 2001

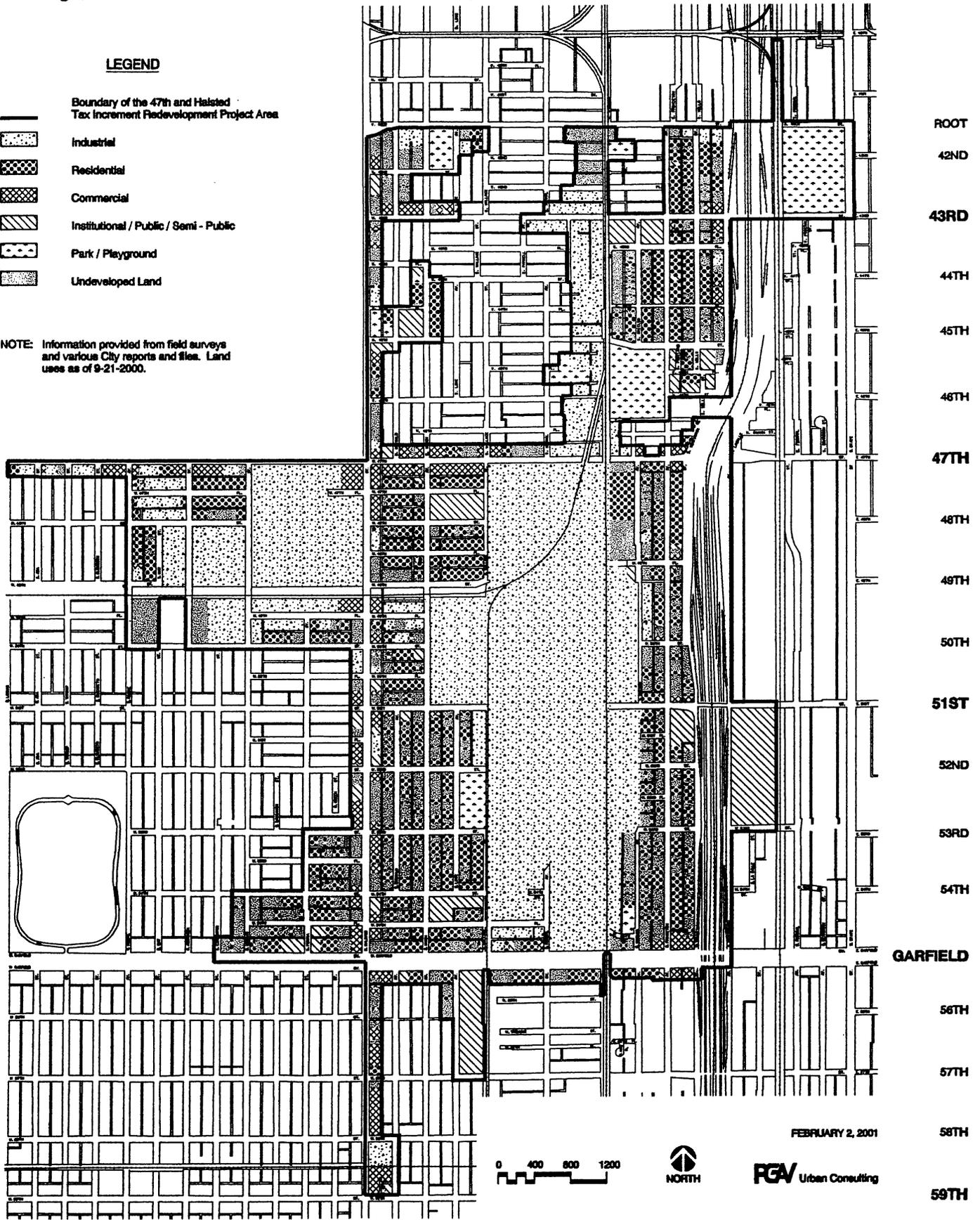
# 47th and Halsted Redevelopment Area

## City of Chicago, Illinois

### LEGEND

-  Boundary of the 47th and Halsted Tax Incremental Redevelopment Project Area
-  Industrial
-  Residential
-  Commercial
-  Institutional / Public / Semi - Public
-  Park / Playground
-  Undeveloped Land

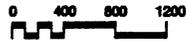
NOTE: Information provided from field surveys and various City reports and files. Land uses as of 9-21-2000.



LOOMIS  
 ADA  
 THROOP  
 ELIZABETH  
**RACINE**  
 MAY  
 ABERDEEN  
 CARPENTER  
 MORGAN  
 SANGAMON  
 PEORIA  
 GREEN  
**HALSTED**  
 EMERALD  
 UNION  
 LOWE  
 WALLACE  
 C. & W.L. R.R.  
 PARNELL  
 NORMAL  
 EGDELSTON  
**PENNA. R.R.**  
 SHIELDS  
 PRINCETON  
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**DAN RYAN**  
 WENTWORTH  
 LA SALLE  
 C.R. & P. R.R.  
 V.C. R.R.  
 PERRY  
 LAFAYETTE  
 STATE  
 WABASH  
 MICHIGAN

ROOT  
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**47TH**  
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**51ST**  
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**GARFIELD**  
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 57TH  
 58TH  
**59TH**

FEBRUARY 2, 2001



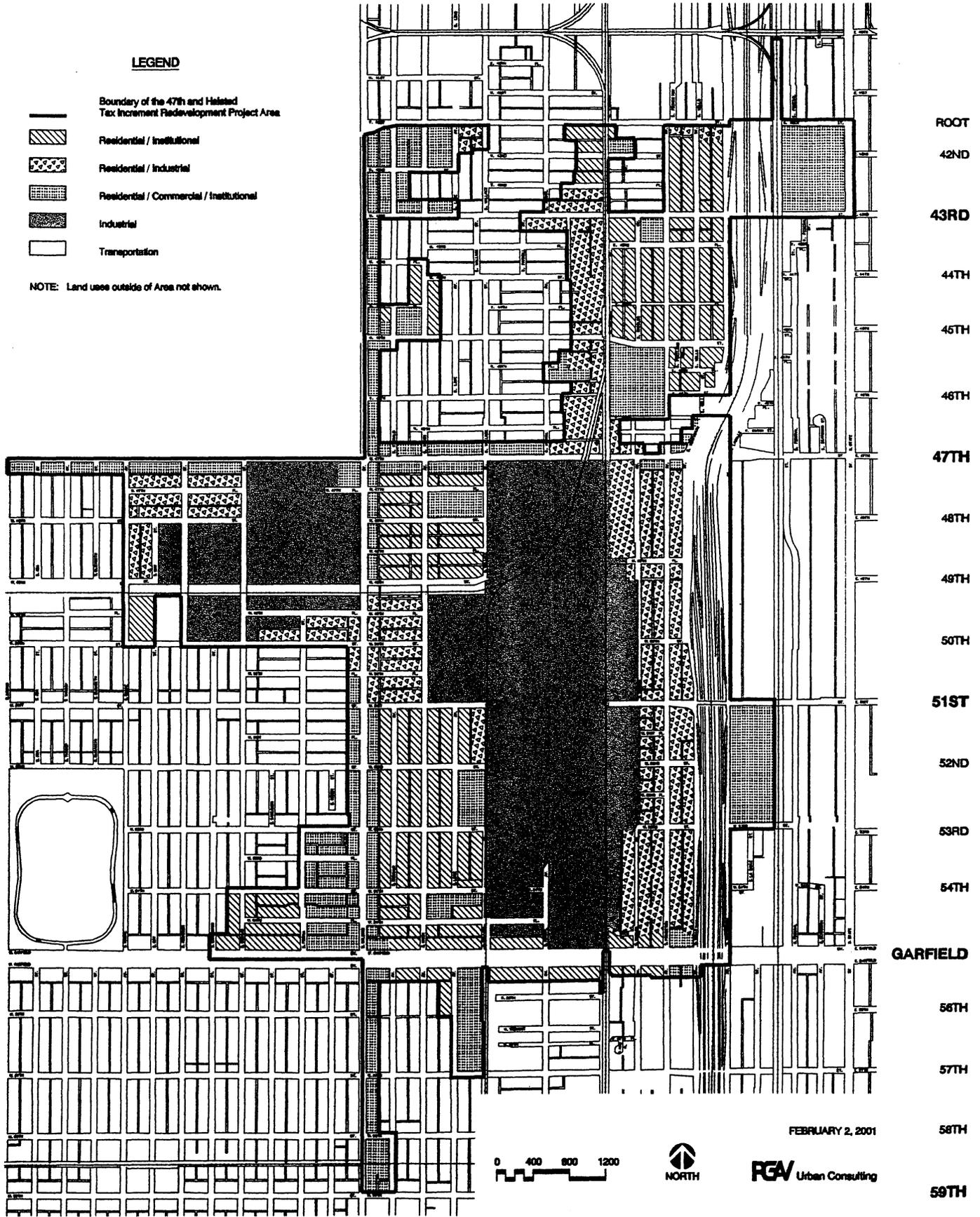
**FGV** Urban Consulting

# 47th and Halsted Redevelopment Area City of Chicago, Illinois

## LEGEND

-  Boundary of the 47th and Halsted Tax Incremental Redevelopment Project Area
-  Residential / Institutional
-  Residential / Industrial
-  Residential / Commercial / Institutional
-  Industrial
-  Transportation

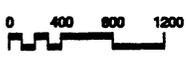
NOTE: Land uses outside of Area not shown.



- LOOMIS
- ADA
- THROOP
- ELIZABETH
- RACINE
- MAY
- ABERDEEN
- CARPENTER
- MORGAN
- SANGAMON
- PEORIA
- GREEN
- HALSTED
- EMERALD
- UNION
- LOWE
- WALLACE C. & W.L. R.R.
- PARNELL
- NORMAL
- EGGELSTON
- PENNA. R.R.
- SHIELDS
- PRINCETON
- WELLS
- DAN RYAN
- WENTWORTH
- LA SALLE
- C.R.I. & P. R.R.
- N.Y.C. R.R.
- PERRY
- LAFAYETTE
- STATE
- WABASH
- MICHIGAN

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- GARFIELD
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FEBRUARY 2, 2001



**RGA** Urban Consulting

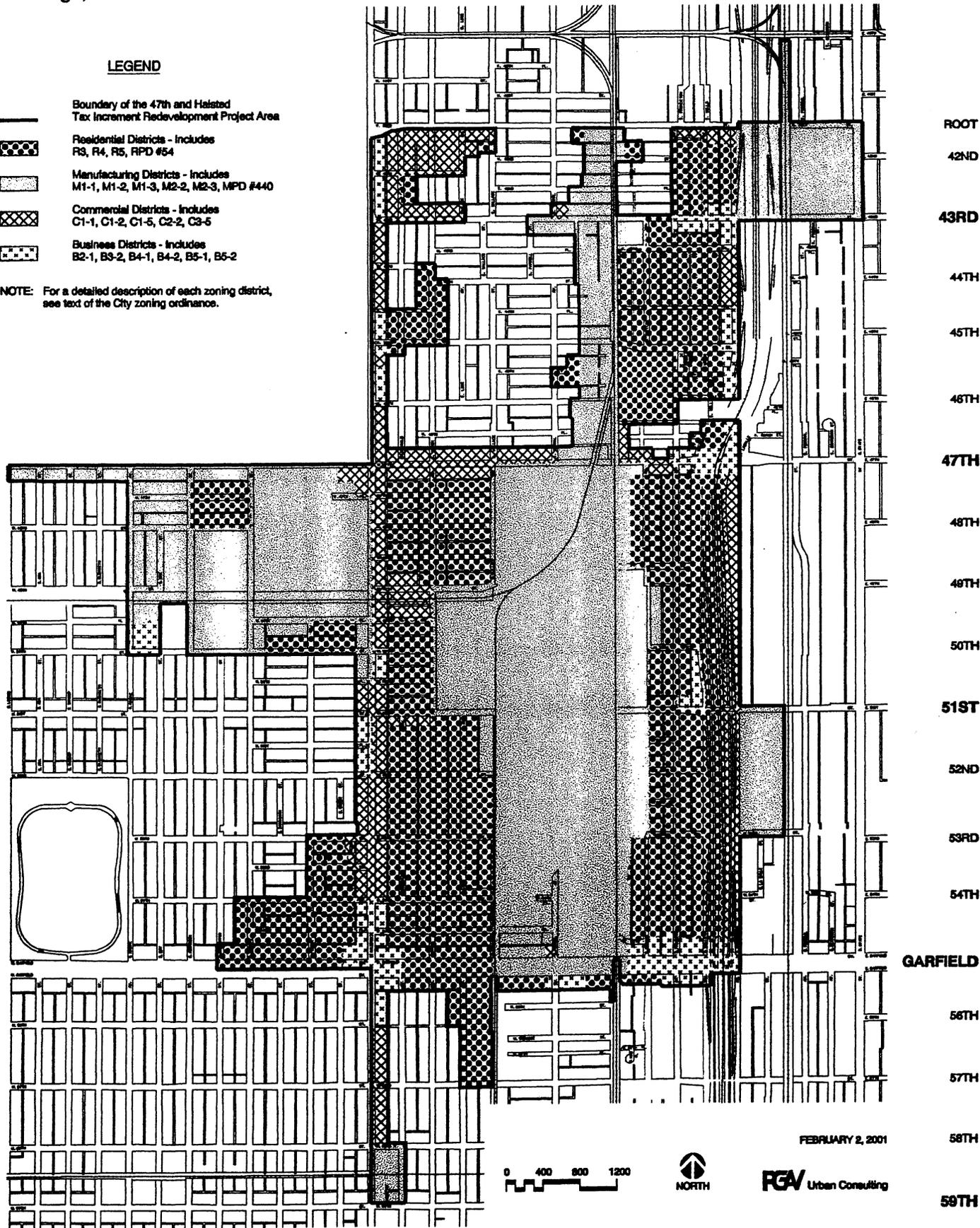
# 47th and Halsted Redevelopment Area

## City of Chicago, Illinois

### LEGEND

-  Boundary of the 47th and Halsted Tax Increment Redevelopment Project Area
-  Residential Districts - Includes RS, R4, RS, RPD #54
-  Manufacturing Districts - Includes M1-1, M1-2, M1-3, M2-2, M2-3, MPD #440
-  Commercial Districts - Includes C1-1, C1-2, C1-5, C2-2, C3-5
-  Business Districts - Includes B2-1, B3-2, B4-1, B4-2, B5-1, B5-2

NOTE: For a detailed description of each zoning district, see text of the City zoning ordinance.



LOOMIS  
 ADA  
 THROOP  
 ELIZABETH  
 RACINE  
 MAY  
 ABERDEEN  
 CARPENTER  
 MORGAN  
 BANGAMON  
 PEORIA  
 GREEN  
 HALSTED  
 EMERALD  
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 C. & W. R.R.  
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FEBRUARY 2, 2001

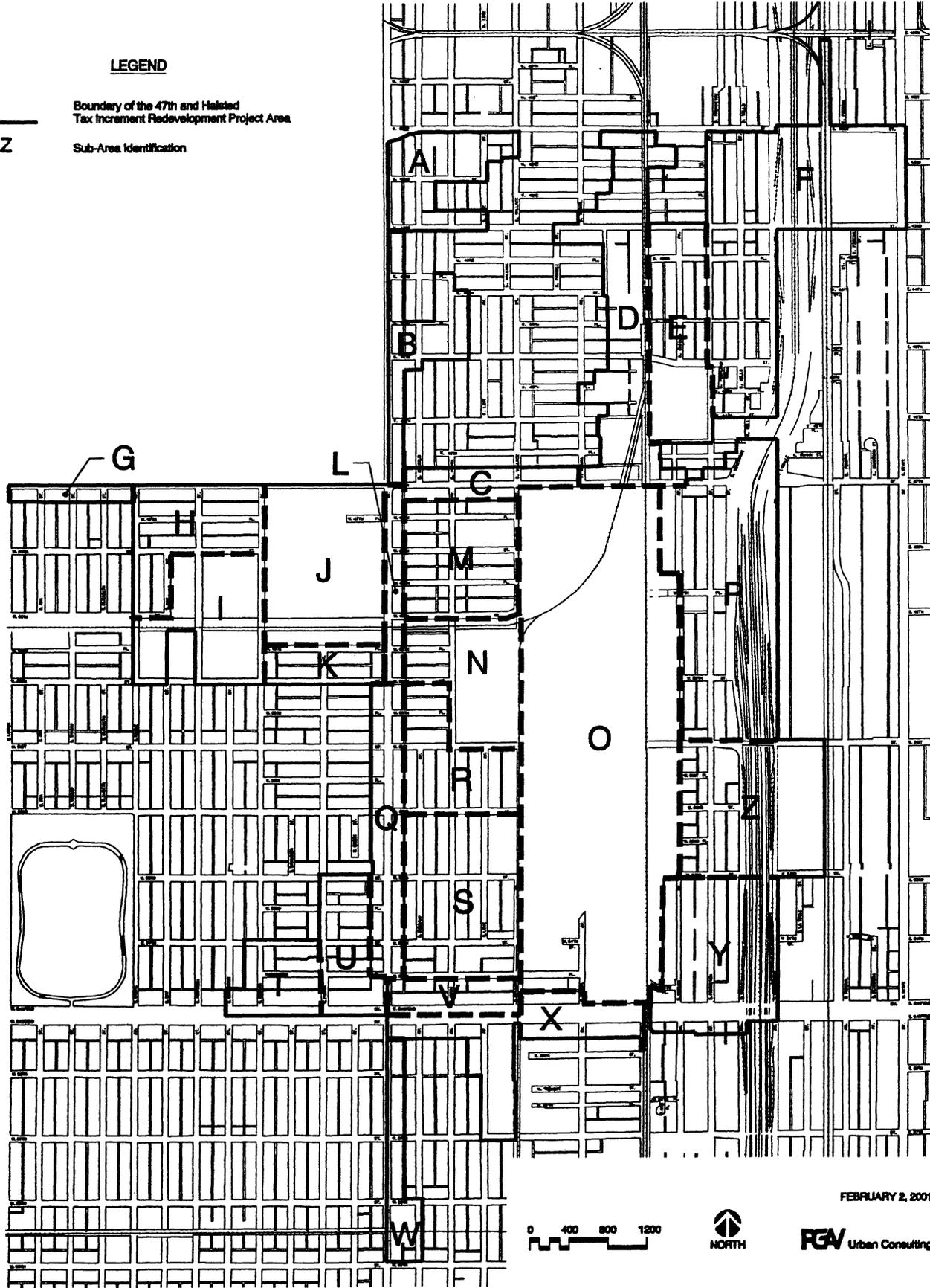


**FGA** Urban Consulting

Sub-Area Key Map  
**47th and Halsted Redevelopment Area**  
 City of Chicago, Illinois

**LEGEND**

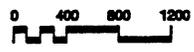
-  Boundary of the 47th and Halsted Tax Incremental Redevelopment Project Area
-  Sub-Area Identification



- ROOT
- 42ND
- 43RD
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- GARFIELD
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- 59TH

- LOOMIS
- ADA
- THROOP
- ELIZABETH
- RACINE
- MAY
- ABERDEEN
- CARPENTER
- MORGAN
- BANGAMON
- PEORIA
- GREEN
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- UNION
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- WABASH
- MICHIGAN

FEBRUARY 2, 2001



**FGV** Urban Consulting

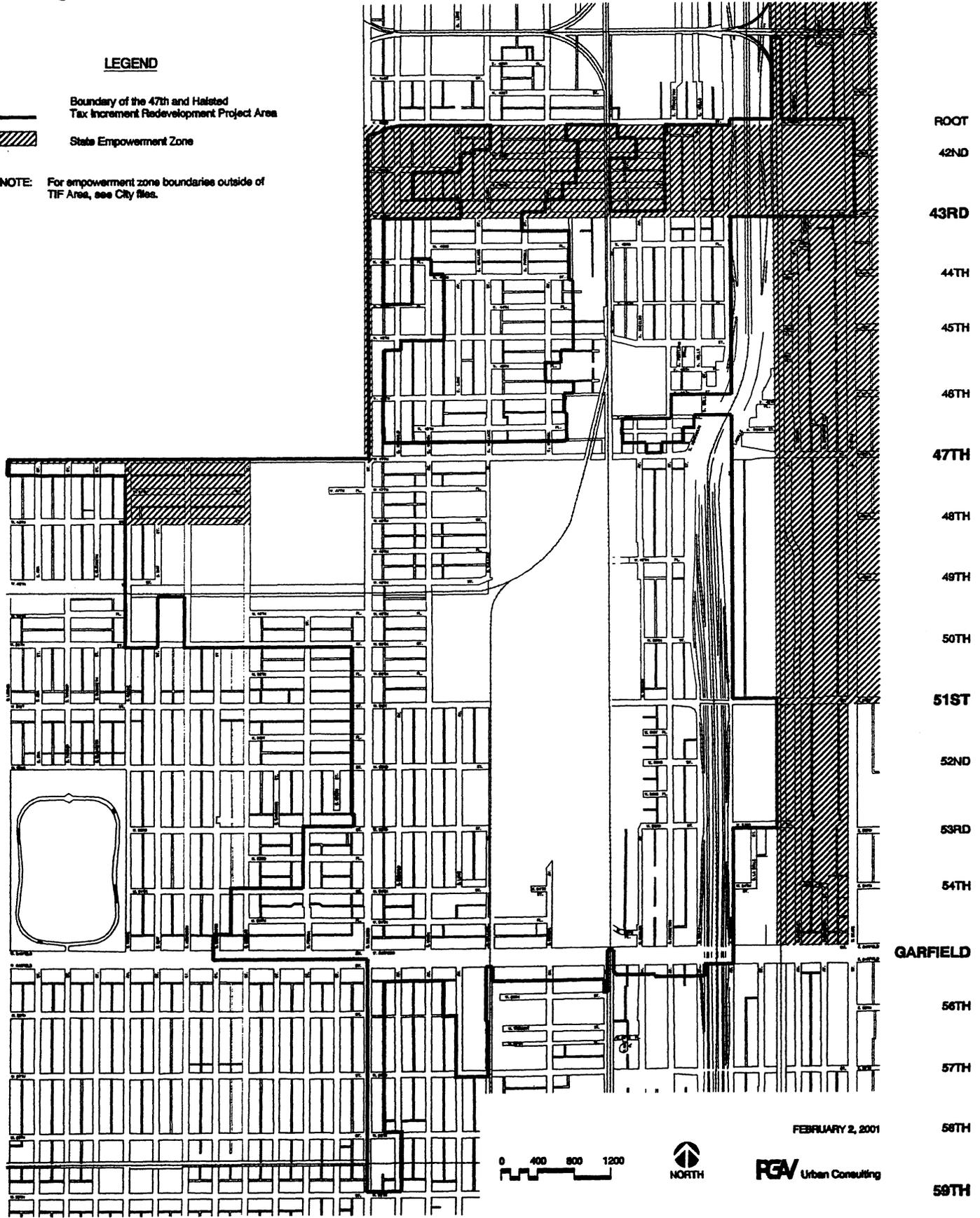
# 47th and Halsted Redevelopment Area

## City of Chicago, Illinois

### LEGEND

-  Boundary of the 47th and Halsted Tax Incremental Redevelopment Project Area
-  State Empowerment Zone

NOTE: For empowerment zone boundaries outside of TIF Area, see City files.



- LOOMIS
- ADA
- THROOP
- ELIZABETH
- RACINE**
- MAY
- ABERDEEN
- CARPENTER
- MORGAN
- SANGAMON
- PEORIA
- GREEN
- HALSTED**
- EMERALD
- UNION
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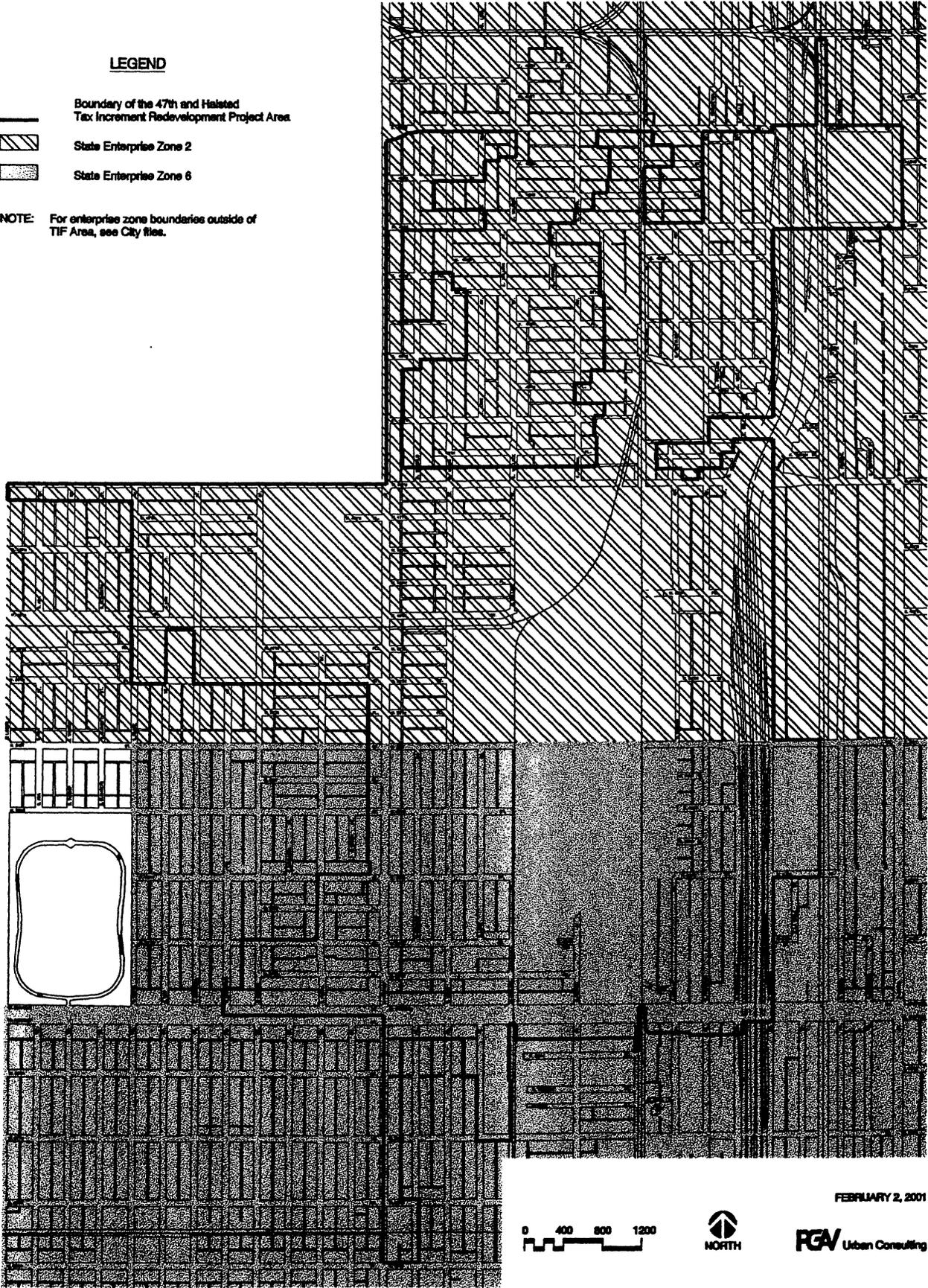
- ROOT
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- GARFIELD
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- 59TH

# 47th and Halsted Redevelopment Area City of Chicago, Illinois

### LEGEND

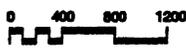
-  Boundary of the 47th and Halsted Tax Incremental Redevelopment Project Area
-  State Enterprise Zone 2
-  State Enterprise Zone 6

NOTE: For enterprise zone boundaries outside of TIF Area, see City files.



ROOT  
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GARFIELD  
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59TH

FEBRUARY 2, 2001



**RGA** Urban Consulting

LOOMIS  
ADA  
THROOP  
ELIZABETH  
RACINE  
MAY  
ABERDEEN  
CARPENTER  
MORGAN  
SANGAMON  
PEORIA  
GREEN  
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C. & W.L. R.R.  
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WABASH  
MICHIGAN

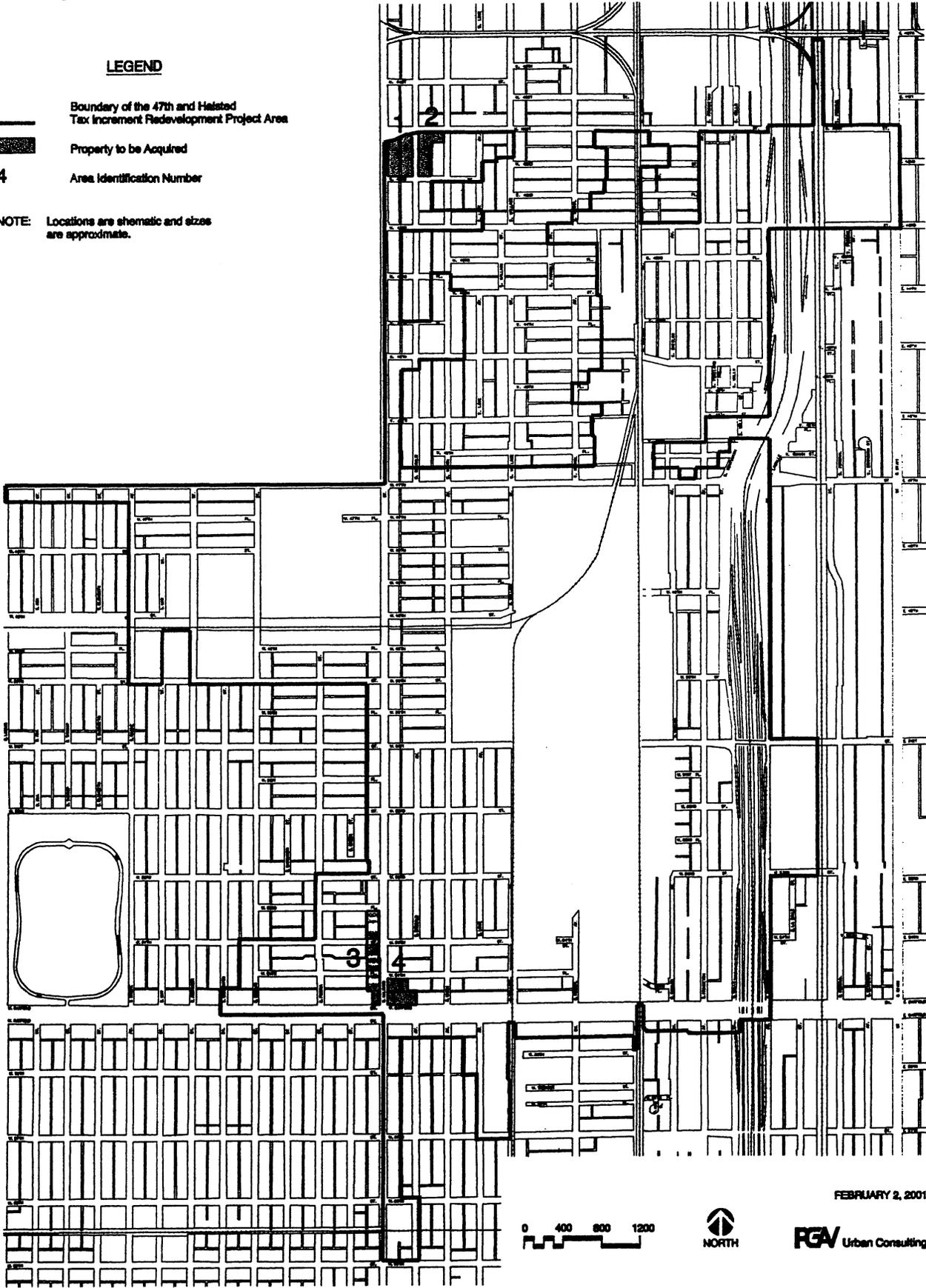
# 47th and Halsted Redevelopment Area

## City of Chicago, Illinois

### LEGEND

-  Boundary of the 47th and Halsted Tax Incremental Redevelopment Project Area
-  Property to be Acquired
- 4** Area Identification Number

NOTE: Locations are schematic and sizes are approximate.



ROOT  
42ND  
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51ST  
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53RD  
54TH  
GARFIELD  
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59TH

LOOMIS  
ADA  
THROOP  
ELIZABETH  
RACINE  
MAY  
ABERDEEN  
CARPENTER  
MORGAN  
SANGAMON  
PEORIA  
GREEN  
HALSTED  
EMERALD  
UNION  
LOWE  
WALLACE  
C. & W.L. R.R.  
PARNELL  
NORMAL  
EGGELSTON  
PENNA. R.R.  
SHIELDS  
PRINCETON  
WELLS  
DAN RYAN  
WENTWORTH  
LA SALLE  
C.R.I. & P. R.R.  
N.Y.C. R.R.  
PERRY  
LAFAYETTE  
STATE  
WABASH  
MICHIGAN

**Exhibit H-2  
Chicago (47th / Halsted) Acquisition List  
LAND ACQUISITION BY BLOCK AND PARCEL IDENTIFICATION NUMBER**

COUNT	AREA IDENTIFICATION NUMBER <sup>1</sup>	PIN NUMBER	2000 EAV	TAX DELINQUENT <sup>2</sup>
1	1	20-04-117-012	28,474	
2	1	20-04-117-013	10,115	
3	1	20-04-117-014	108,849	
4	1	20-04-117-028	14,017	
5	1	20-04-117-029	24,801	
6	1	20-04-117-030	86,934	
7	2	20-04-118-004	4,169	
8	2	20-04-118-005	52,717	
9	2	20-04-118-015	73,642	
10	2	20-04-118-020	83,210	
11	2	20-04-118-025	3,422	
12	2	20-04-118-026	27,934	
13	3	20-08-422-037	2,079	
14	3	20-08-422-039	2,079	
15	3	20-08-422-043	2,079	YES
16	3	20-08-422-044	3,498	YES
17	3	20-08-422-045	13,339	YES
18	3	20-08-428-041	6,842	
19	3	20-08-428-042	2,971	YES
20	3	20-08-428-044	10,635	YES
21	3	20-08-428-045	3,037	YES
22	3	20-08-428-047	3,037	
23	3	20-08-428-048	2,795	
24	3	20-08-428-049	1,476	YES
25	3	20-08-428-050	46,029	
26	3	20-08-430-014	30,887	
27	3	20-08-430-015	44,070	
28	3	20-08-430-016	1,054	YES
29	3	20-08-430-017	25,252	
30	3	20-08-430-030	127,091	
31	3	20-08-430-031	1,883	YES
32	3	20-08-430-032	15,898	
33	4	20-09-328-001	150,144	
34	4	20-09-328-002	35,812	
35	4	20-09-328-004	898	
36	4	20-09-328-005	898	
37	4	20-09-328-006	898	YES
38	4	20-09-328-022	3,669	
39	4	20-09-328-023	3,669	
40	4	20-09-328-024	3,669	
41	4	20-09-328-025	3,669	
42	4	20-09-328-036	22,620	
43	4	20-09-328-037	7,704	
		<b>TOTAL</b>	<b>1,097,965</b>	

<sup>1</sup> Area Identification Number keyed to Exhibit H-1, Land Acquisition Map.

<sup>2</sup> Indicates parcels delinquent in the payment of 1999 real estate taxes.

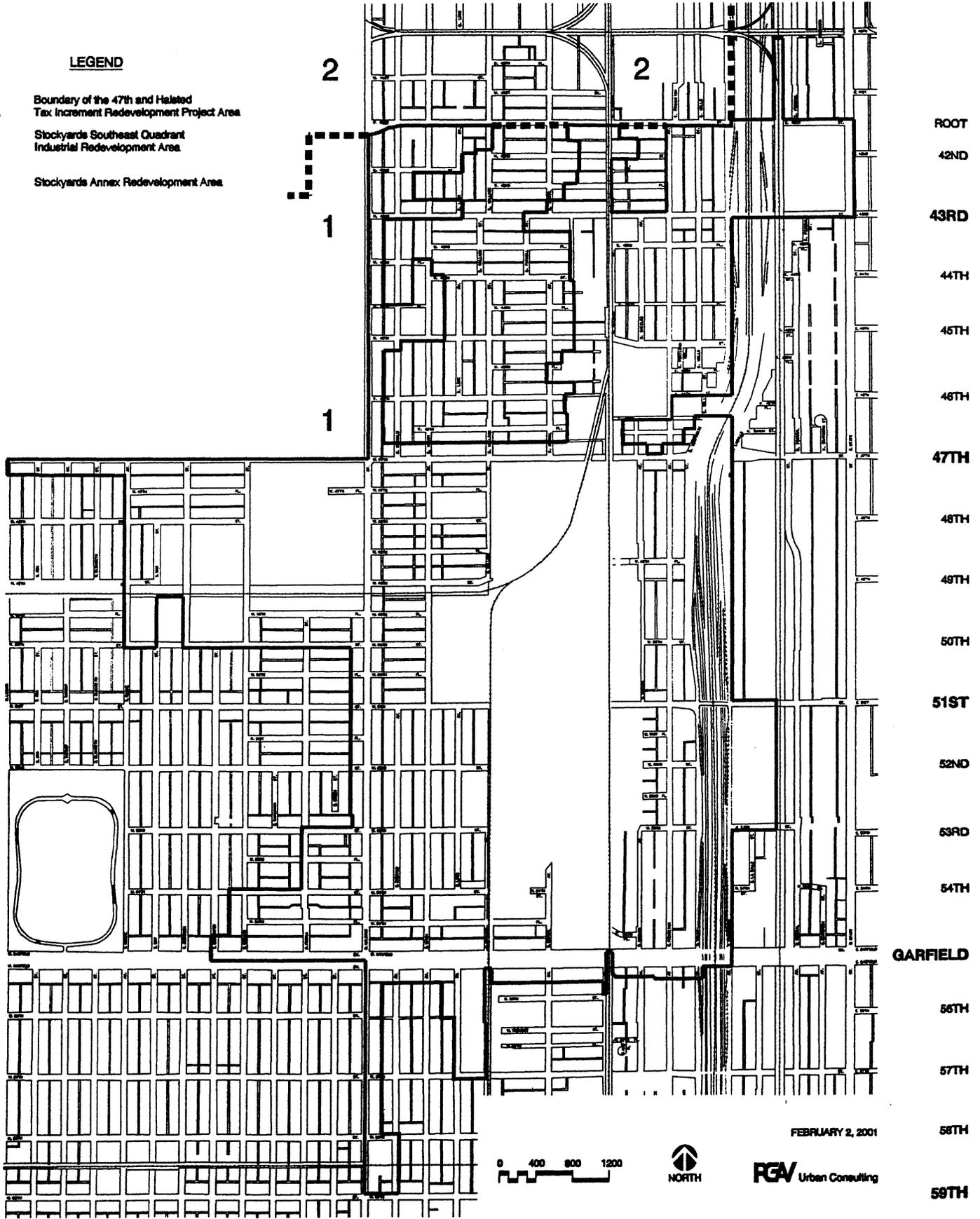
**NOTE: No residential units are identified for acquisition.**

# 47th and Halsted Redevelopment Area

## City of Chicago, Illinois

### LEGEND

-  Boundary of the 47th and Halsted Tax Incremental Redevelopment Project Area
- 1** Stockyards Southeast Quadrant Industrial Redevelopment Area
- 2** Stockyards Annex Redevelopment Area



LOOMIS  
 ADA  
 THROOP  
 ELIZABETH  
 RACINE  
 MAY  
 ABERDEEN  
 CARPENTER  
 MORGAN  
 SANGAMON  
 PEORIA  
 GREEN  
**HALSTED**  
 EMERALD  
 UNION  
 LOWE  
 WALLACE  
 C. & W.L. R.R.  
 PARNELL  
 NORMAL  
 EGGLSTON  
 PENNA. R.R.  
 SHIELDS  
 PRINCETON  
 WELLS  
 DAN RYAN  
 WENTWORTH  
 LA SALLE  
 C.R.I. & P.R.R.  
 N.Y.C. R.R.  
 PERRY  
 LAFAYETTE  
 STATE  
 WABASH  
 MICHIGAN

Attachment Three  
Legal Description

**47<sup>TH</sup> / HALSTED TIF**

BEING ALL THAT PART OF SECTIONS 4, 8, 9 AND 16, ALL IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST 43<sup>RD</sup> STREET WITH THE WEST LINE OF SOUTH PRINCETON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH PRINCETON AVENUE TO THE SOUTH LINE OF WEST ROOT STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST ROOT STREET TO THE WEST LINE OF LOT 1 IN BLOCK 1 OF THE SUPERIOR COURT SUBDIVISION OF LOT 2 IN THE SUPERIOR COURT PARTITION OF THE SOUTH 3/8 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF SOUTH WENTWORTH AVENUE;

THENCE NORTH ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 5 OF HUBBARD, CROCKER & STONE'S SUBDIVISION OF THE 10 ACRES NORTH OF AND ADJOINING THE SOUTH 3/8 OF AND EAST AND ADJOINING THE WEST 22 1/2 ACRES OF THE NORTH 5/8 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHWEST CORNER OF LOT 10 BEING ALSO THE POINT OF INTERSECTION OF THE EAST LINE OF SOUTH WENTWORTH WITH THE NORTH LINE OF WEST ROOT STREET;

THENCE EAST ALONG THE NORTH LINE OF WEST ROOT STREET TO THE EAST LINE OF LOT 7 IN BLOCK 4 SAID OF HUBBARD, CROCKER & STONE'S SUBDIVISION, SAID EAST LINE OF LOT 7 BEING ALSO THE WEST LINE OF THE C. R. I. & P. RAILROAD RIGHT OF WAY;

THENCE NORTH ALONG SAID WEST LINE OF THE C. R. I. & P. RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF LOT 4 IN BLOCK 5 OF PRYOR'S SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN BLOCK 5 OF PRYOR'S SUBDIVISION TO THE EAST LINE OF SAID LOT 4, SAID EAST LINE OF LOT 4 BEING ALSO THE WEST LINE OF THE C. R. I. & P. RAILROAD RIGHT OF WAY;

Chicago Guarantee Survey Co.  
601 S. LaSalle St., Suite 400, Chicago, Il., 60605  
Ordered by: P. G. A. V.

Date: January 30, 2001  
Order No. 0008010r0  
47<sup>TH</sup> & Halsted

THENCE NORTH ALONG SAID WEST LINE OF THE C. R. I. & P. RAILROAD RIGHT OF WAY TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN BLOCK 4 OF RAWSON AND ACKERLY'S SUBDIVISION OF THE NORTH 74 RODS OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE C. R. I. & P. RAILROAD, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF WEST 40<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION TO THE WEST LINE OF SAID LOT 1 IN BLOCK 4 OF RAWSON AND ACKERLY'S SUBDIVISION, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE C. R. I. & P. RAILROAD RIGHT OF WAY;

THENCE SOUTH ALONG SAID EAST LINE OF THE C. R. I. & P. RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF LOT 7 IN BLOCK 3 OF HUBBARD, CROCKER & STONE'S SUBDIVISION OF 10 ACRES NORTH OF AND ADJOINING THE SOUTH 3/8, AND EAST OF AND ADJOINING THE WEST 22 1/2 ACRES OF THE NORTH 5/8 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 7 BEING ALSO THE NORTH LINE OF WEST ROOT STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST ROOT STREET TO THE EAST LINE OF SOUTH STATE STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH STATE STREET TO THE SOUTH LINE OF EAST 43<sup>RD</sup> STREET;

THENCE WEST ALONG THE SOUTH LINE OF WEST 43<sup>RD</sup> STREET TO THE EAST LINE OF SOUTH WENTWORTH AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH WENTWORTH AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN BLOCK 11 OF JOHN G. EARLE'S RESUBDIVISION OF BLOCKS 11 AND 12 IN FRAZIER'S SECTION 4 ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 25 ACRES OF THE SOUTH 37 1/2 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF WEST 46<sup>TH</sup> STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF WEST 46<sup>TH</sup> STREET TO THE EAST LINE OF SOUTH PRINCETON AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH PRINCETON AVENUE TO THE SOUTH LINE OF WEST 46<sup>TH</sup> PLACE;

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THENCE WEST ALONG SAID SOUTH LINE OF WEST 46<sup>TH</sup> PLACE TO THE WEST LINE OF LOT 70 IN SWANN'S SUBDIVISION OF THE SOUTH 25 ACRES OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 70 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH SHIELDS AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH SHIELDS AVENUE TO THE NORTH LINE OF WEST SWAN STREET;

THENCE WEST ALONG SAID NORTH LINE OF WEST SWAN STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 74 IN AFORESAID SWANN'S SUBDIVISION, SAID SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 74 BEING ALSO THE EAST LINE OF HERETOFORE VACATED WEST SWAN STREET;

THENCE SOUTH ALONG SAID EAST LINE OF HERETOFORE VACATED WEST SWAN STREET TO THE SOUTH LINE OF WEST SWAN STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST SWAN STREET TO THE WEST LINE OF LOT 84 IN AFORESAID SWANN'S SUBDIVISION, SAID WEST LINE OF LOT 84 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH SHIELDS AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 84 IN SWANN'S SUBDIVISION TO THE SOUTH LINE OF SAID LOT 84, SAID SOUTH LINE OF LOT 84 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST 47<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST 47<sup>TH</sup> STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 18 IN BLOCK 1 OF NO. 2 CHICAGO DWELLINGS ASSOCIATION'S RESUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 18 IN BLOCK 1 OF NO. 2 CHICAGO DWELLINGS ASSOCIATION'S RESUBDIVISION TO THE NORTH LINE OF WEST 47<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 47<sup>TH</sup> STREET TO THE EAST LINE OF LOT 13 IN BLOCK 1 OF NO. 2 CHICAGO DWELLINGS ASSOCIATION'S RESUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 13 IN BLOCK 1 OF NO. 2 CHICAGO DWELLINGS ASSOCIATION'S RESUBDIVISION AND ALONG THE

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NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOT 10 IN SAID BLOCK 1 OF NO. 2 CHICAGO DWELLINGS ASSOCIATION'S RESUBDIVISION, SAID SOUTH LINE OF LOT 1 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST 47<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST 47<sup>TH</sup> STREET TO THE EAST LINE OF LOT 4 IN BLOCK 2 OF NO. 2 CHICAGO DWELLINGS ASSOCIATION'S RESUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 4 IN BLOCK 2 OF NO. 2 CHICAGO DWELLINGS ASSOCIATION'S RESUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF WEST SWAN STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST SWAN STREET TO THE EAST LINE OF LOT 8 IN BLOCK 3 OF NO. 2 CHICAGO DWELLINGS ASSOCIATION'S RESUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 8 IN BLOCK 3 OF NO. 2 CHICAGO DWELLINGS ASSOCIATION'S RESUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF WEST 46<sup>TH</sup> PLACE;

THENCE EAST ALONG SAID NORTH LINE OF WEST 46<sup>TH</sup> PLACE AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH WENTWORTH AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH WENTWORTH AVENUE TO THE NORTH LINE OF WEST 51<sup>ST</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 51<sup>ST</sup> STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 101 THROUGH 150, BOTH INCLUSIVE, IN O. A. BOGUE'S ADDITION TO CHICAGO (OF THAT PART WEST OF THE RAILROAD) OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF THE ALLEY BEING ALSO THE WEST LINE OF THE C. R. I. & P. RAILROAD RIGHT OF WAY;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF THE C. R. I. & P. RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF WEST 53<sup>RD</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 53<sup>RD</sup> STREET TO THE EAST LINE OF SOUTH WENTWORTH AVENUE;

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THENCE SOUTH ALONG SAID EAST LINE OF SOUTH WENTWORTH AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 6 IN SOUERBRY AND GRUS' SUBDIVISION OF OUTLOT OR BLOCK 28 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF THE SOUTH 16 FEET OF LOT 6 BEING ALSO THE SOUTH LINE OF WEST GARFIELD BOULEVARD;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 6 IN SOUERBRY AND GRUS' SUBDIVISION TO THE WEST LINE OF SAID LOT 6, SAID WEST LINE OF LOT 6 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH WENTWORTH AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH WENTWORTH AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN SAID SOUERBRY AND GRUS' SUBDIVISION, SAID NORTH LINE OF LOT 19 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST GARFIELD BOULEVARD;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF WEST GARFIELD BOULEVARD TO THE EAST LINE OF SOUTH PRINCETON AVENUE;

THENCE WEST ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 72 IN AFORESAID SOUERBRY AND GRUS' SUBDIVISION;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 72 IN SOUERBRY AND GRUS' SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 79 IN SAID SOUERBRY AND GRUS' SUBDIVISION, SAID EAST LINE OF LOT 79 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH SHIELDS AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH SHIELDS AVENUE TO THE NORTHEASTERLY LINE OF LOT 5 IN JEROME P. BOWES' SUBDIVISION OF LOTS 80 TO 84, BOTH INCLUSIVE, AND THE SOUTH 16 FEET OF LOT 85 ALL IN SOUERBRY AND GRUS' SUBDIVISION OF OUTLOT OR BLOCK 28 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 5 IN JEROME P. BOWES' SUBDIVISION TO THE NORTH LINE OF SAID LOT 5, SAID NORTH LINE OF LOT 5 BEING ALSO THE SOUTH LINE OF THE VACATED ALLEY SOUTH OF WEST GARFIELD BOULEVARD;

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THENCE WEST ALONG SAID NORTH LINE OF LOT 5 IN JEROME P. BOWES' SUBDIVISION TO THE WEST LINE OF SAID LOT 5, SAID WEST LINE OF LOT 5 BEING ALSO THE EAST LINE OF SOUTH SHIELDS AVENUE;

THENCE WEST ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 5 IN THE RESUBDIVISION OF THE SOUTH 16 FEET OF LOT 96 AND ALL OF LOTS 97 TO 100 AND THE NORTH 20.8 FEET OF LOT 101 OF SOUERBRY AND GRUS' SUBDIVISION OF OUTLOT OR BLOCK 28 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 5 IN THE RESUBDIVISION OF THE SOUTH 16 FEET OF LOT 96 AND ALL OF LOTS 97 TO 100 AND THE NORTH 20.8 FEET OF LOT 101 OF SOUERBRY AND GRUS' SUBDIVISION TO THE WEST LINE OF SAID LOT 5, SAID WEST LINE OF LOT 5 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH SHIELDS AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 5 IN THE RESUBDIVISION OF THE SOUTH 16 FEET OF LOT 96 AND ALL OF LOTS 97 TO 100 AND THE NORTH 20.8 FEET OF LOT 101 OF SOUERBRY AND GRUS' SUBDIVISION TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 111 IN SOUERBRY AND GRUS' SUBDIVISION OF OUTLOT OR BLOCK 28 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 111 IN SOUERBRY AND GRUS' SUBDIVISION TO THE WEST LINE OF SAID LOT 111, SAID WEST LINE OF LOT 111 BEING ALSO THE EAST LINE OF VACATED STEWART AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SAID LOT 111 IN SOUERBRY AND GRUS' SUBDIVISION TO THE NORTH LINE OF SAID LOT 111;

THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID NORTH LINE OF LOT 111 IN SOUERBRY AND GRUS' SUBDIVISION TO A LINE 33 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE 33 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16 BEING ALSO THE EAST LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY;

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THENCE NORTH ALONG SAID EAST LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY TO THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALONG THE NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16, TO A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, SAID LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16 BEING ALSO THE WEST LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY;

THENCE SOUTH ALONG SAID WEST LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF LOT 25 IN BLOCK 2 OF MILLER AND RIGDON'S SUBDIVISION OF OUTLOT OR BLOCK 29 OF SCHOOL TRUSTEE SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 25 BEING ALSO THE NORTH LINE OF WEST 56<sup>TH</sup> STREET;

THENCE WEST ALONG SAID NORTH LINE OF WEST 56<sup>TH</sup> STREET TO THE EAST LINE OF LOT 26 IN BLOCK 2 OF MILLER AND RIGDON'S SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 26 IN BLOCK 2 OF MILLER AND RIGDON'S SUBDIVISION TO THE NORTH LINE OF SAID LOT 26, SAID NORTH LINE OF LOT 26 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST GARFIELD BOULEVARD;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST GARFIELD BOULEVARD AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH WALLACE STREET, SAID WEST LINE OF SOUTH WALLACE STREET BEING ALSO THE EAST LINE OF THE C. W. & I. RAILROAD RIGHT OF WAY;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH WALLACE STREET AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF

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THE THIRD PRINCIPAL MERIDIAN AND ALONG THE NORTH LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 16, TO A LINE 16 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, SAID LINE 16 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16 BEING ALSO THE WEST LINE OF THE C. W. & I. RAILROAD RIGHT OF WAY;

THENCE SOUTH ALONG SAID WEST LINE OF THE C. W. & I. RAILROAD RIGHT OF WAY TO A LINE 730.35 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16;

THENCE EAST ALONG SAID LINE 730.35 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, A DISTANCE OF 5.33 FEET TO A LINE 10.67 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, SAID LINE BEING ALSO THE WEST LINE OF THE C. W. & I. RAILROAD RIGHT OF WAY;

THENCE SOUTH ALONG SAID WEST LINE OF THE C. W. & I. RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF WEST 57TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 57TH STREET TO THE WEST LINE OF WEST LOWE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF WEST LOWE AVENUE TO THE NORTH LINE LOT 47 IN J. W. FARLIN'S SUBDIVISION OF PART OF LOT 40 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 47 BEING ALSO THE SOUTH LINE OF A 16.5 FOOT PUBLIC ALLEY;

THENCE WEST ALONG SAID NORTH LINE LOT 47 IN J. W. FARLIN'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOTS 11 THROUGH 24, BOTH INCLUSIVE, AND LOT "F" IN BLOCK 2 OF GARDNER'S 55<sup>TH</sup> STREET BOULEVARD ADDITION IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOTS 11 THROUGH 24, BOTH INCLUSIVE, AND LOT "F" IN BLOCK 2 OF GARDNER'S 55<sup>TH</sup> STREET BOULEVARD ADDITION BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH UNION AVENUE;

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THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH UNION AVENUE TO THE NORTH LINE OF LOT 11 IN SAID BLOCK 2 OF GARDNER'S 55<sup>TH</sup> STREET BOULEVARD ADDITION, SAID NORTH LINE OF LOT 11 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST GARFIELD BOULEVARD;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST GARFIELD BOULEVARD TO THE WEST LINE OF LOT 38 IN BLOCK 4 OF SAID GARDNER'S 55<sup>TH</sup> STREET BOULEVARD ADDITION, SAID WEST LINE OF LOT 38 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH HALSTED STREET;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH HALSTED STREET TO THE NORTH LINE OF WEST 58<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 58<sup>TH</sup> STREET TO THE EAST LINE OF SOUTH EMERALD AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH EMERALD AVENUE TO THE NORTH LINE OF WEST 59<sup>TH</sup> STREET;

THENCE WEST ALONG SAID NORTH LINE OF WEST 59<sup>TH</sup> STREET TO THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16 BEING ALSO THE CENTERLINE OF SOUTH HALSTED STREET;

THENCE NORTH ALONG SAID WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16 TO THE SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8 AND ALONG THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN THE SUBDIVISION OF BLOCK 7 IN GAYLORD'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 1 BEING ALSO THE WEST LINE OF SOUTH CARPENTER STREET;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF SOUTH CARPENTER STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 IN THE SUBDIVISION OF BLOCK 8 IN F. GAYLORD'S

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SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 6 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST GARFIELD BOULEVARD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 6 IN THE SUBDIVISION OF BLOCK 8 IN F. GAYLORD'S SUBDIVISION TO THE SOUTHEASTERLY LINE OF SAID LOT 6;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 6 TO THE EAST LINE OF SAID LOT 6, SAID EAST LINE OF LOT 6 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MORGAN STREET;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH MORGAN STREET TO THE NORTH LINE OF WEST 54TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 54TH STREET TO THE WEST LINE OF SOUTH PEORIA STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH PEORIA STREET TO THE NORTH LINE OF WEST 53<sup>RD</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 53<sup>RD</sup> ST TO THE EAST LINE OF LOT 41 IN HENRY BOTSFORD'S SUBDIVISION OF THAT PART LYING SOUTH OF THE NORTH 72 RODS AND NORTH OF THE SOUTH 78 RODS OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 33 FEET AND THE EAST 33 FEET THEREOF, SAID EAST LINE OF LOT 41 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH HALSTED STREET;

THENCE NORTH ALONG SAID EAST LINE OF LOT 41 IN HENRY BOTSFORD'S SUBDIVISION TO THE NORTHEASTERLY LINE OF SAID LOT 41;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF SAID LOT 41 TO THE NORTH LINE OF SAID LOT 41 IN HENRY BOTSFORD'S SUBDIVISION, SAID NORTH LINE OF LOT 41 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF WEST 53<sup>RD</sup> STREET;

THENCE WEST ALONG SAID NORTH LINE OF LOT 41 IN HENRY BOTSFORD'S SUBDIVISION TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8 IN BLOCK 1 IN J. P. NEILL'S SUBDIVISION OF THE 5 ACRES SOUTH OF AND ADJOINING THE NORTH 31 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD

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## **47<sup>th</sup>/Halsted Redevelopment Project Area 2002 Annual Report**

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### **(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.4-5(d)(2)**

During 2002, no financial activity or cumulative deposits over \$100,000 occurred in the Project Area. Therefore, no audited statements were prepared pertaining to the Special Tax Allocation Fund for the Project Area.

**47<sup>th</sup>/Halsted Redevelopment Project Area  
2002 Annual Report**

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**(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.4-5(d)(3)**

Please see attached.

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK         )

CERTIFICATION

TO:

Daniel W. Hynes  
Comptroller of the State of Illinois  
James R. Thompson Center  
100 West Randolph Street, Suite 15-500  
Chicago, Illinois 60601  
Attention: Carol Reckamp, Director of Local  
Government

Dolores Javier, Treasurer  
City Colleges of Chicago  
226 West Jackson Boulevard, Room 1125  
Chicago, Illinois 60606

Gwendolyn Clemons, Director  
Cook County Department of Planning &  
Development  
69 West Washington Street, Room 2900  
Chicago, Illinois 60602  
Attn: Jackie Harder

Kim Feeney, Comptroller  
Forest Preserve District of Cook County  
69 West Washington Street, Room 2060  
Chicago, Illinois 60602

Martin J. Koldyke, Chairman  
Chicago School Finance Authority  
135 South LaSalle Street, Suite 3800  
Chicago, Illinois 60603

David Doig, General Superintendent & CEO  
Chicago Park District  
541 North Fairbanks Court, 7th Floor  
Chicago, Illinois 60611

Arne Duncan, Chief Executive Officer  
Chicago Board of Education  
125 South Clark Street, 5th Floor  
Chicago, Illinois 60603  
Attn: Linda Wrightsell

Mary West, Director of Finance  
Metropolitan Water Reclamation District of  
Greater Chicago  
100 East Erie Street, Room 2429  
Chicago, Illinois 60611  
Attn: Joe Rose

Lawrence Gulotta, Treasurer  
South Cook County Mosquito Abatement  
District  
155th & Dixie Highway  
P.O. Box 1030  
Harvey, Illinois 60426  
Attn: Dr. K. Lime

I, RICHARD M. DALEY, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 et seq., (the "Act") with regard to the 47th/Halsted Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

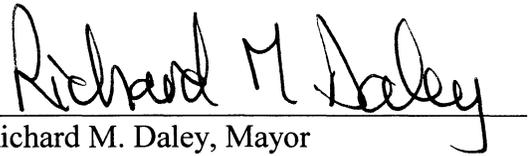
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2002, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 30th day of June, 2003.

A handwritten signature in black ink that reads "Richard M. Daley". The signature is written in a cursive style and is positioned above a horizontal line.

Richard M. Daley, Mayor  
City of Chicago, Illinois

**47<sup>th</sup>/Halsted Redevelopment Project Area  
2002 Annual Report**

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**(4) OPINION OF LEGAL COUNSEL - 65 ILCS 5/11-74.4-5(d)(4)**

Please see attached.



City of Chicago  
Richard M. Daley, Mayor

Department of Law

Mara S. Georges  
Corporation Counsel

City Hall, Room 600  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-6900  
(312) 744-8538 (FAX)  
(312) 744-2963 (TTY)

<http://www.ci.chi.il.us>

June 30, 2003

Daniel W. Hynes  
Comptroller of the State of Illinois  
James R. Thompson Center  
100 West Randolph Street, Suite 15-500  
Chicago, Illinois 60601  
Attention: Carol Reckamp, Director of Local  
Government

Dolores Javier, Treasurer  
City Colleges of Chicago  
226 West Jackson Boulevard, Room 1125  
Chicago, Illinois 60606

Gwendolyn Clemons, Director  
Cook County Department of Planning &  
Development  
69 West Washington Street, Room 2900  
Chicago, Illinois 60602  
Attn: Jackie Harder

Kim Feeney, Comptroller  
Forest Preserve District of Cook County  
69 West Washington Street, Room 2060  
Chicago, Illinois 60602

Martin J. Koldyke, Chairman  
Chicago School Finance Authority  
135 South LaSalle Street, Suite 3800  
Chicago, Illinois 60603

David Doig, General Superintendent &  
CEO  
Chicago Park District  
541 North Fairbanks Court, 7th Floor  
Chicago, Illinois 60611

Arne Duncan, Chief Executive Officer  
Chicago Board of Education  
125 South Clark Street, 5th Floor  
Chicago, Illinois 60603  
Attn: Linda Wrightsell

Mary West, Director of Finance  
Metropolitan Water Reclamation District  
of Greater Chicago  
100 East Erie Street, Room 2429  
Chicago, Illinois 60611  
Attn: Joe Rose

Lawrence Gulotta, Treasurer  
South Cook County Mosquito Abatement  
District  
155th & Dixie Highway  
P.O. Box 1030  
Harvey, Illinois 60426  
Attn: Dr. K. Lime

Re: 47th/Halsted  
Redevelopment Project Area (the "Redevelopment Project  
Area")

Dear Addressees:

I am Corporation Counsel of the City of Chicago, Illinois (the "City"). In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.



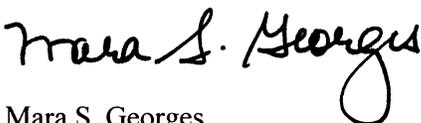
Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Housing, Department of Finance and Office of Budget and Management, have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very truly yours,



Mara S. Georges  
Corporation Counsel

**SCHEDULE 1**

(Exception Schedule)

No Exceptions

Note the following Exceptions:

**47<sup>th</sup>/Halsted Redevelopment Project Area  
2002 Annual Report**

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**(5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND - 65 ILCS 5/11-74.4-5(d)(5)**

During 2002, there was no financial activity in the Special Tax Allocation Fund.

**47<sup>th</sup>/Halsted Redevelopment Project Area  
2002 Annual Report**

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**(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.4-5(d)(6)**

TABLE 6  
DESCRIPTION OF PROPERTY PURCHASED BY THE MUNICIPALITY WITHIN THE TIF AREA

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
5402-5412 S. UNION <sup>1</sup>	N/A	N/A	N/A
818-820 W. GARFIELD <sup>1</sup>	N/A	N/A	N/A
1032 W. 48 ST <sup>1</sup>	N/A	N/A	N/A
838 W. 53 PL <sup>1</sup>	N/A	N/A	N/A
830 W. 53 PL <sup>1</sup>	N/A	N/A	N/A
815 W. 54 ST <sup>1</sup>	N/A	N/A	N/A
5408 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
5015 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
722 W. 51 ST <sup>1</sup>	N/A	N/A	N/A
5043 S. SHIELDS <sup>1</sup>	N/A	N/A	N/A
5008 S. WELLS <sup>1</sup>	N/A	N/A	N/A
5114 S. EMERALD <sup>1</sup>	N/A	N/A	N/A
5256 S. EMERALD <sup>1</sup>	N/A	N/A	N/A
5305 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
842 W. 50 ST <sup>1</sup>	N/A	N/A	N/A
834 W. 50 ST <sup>1</sup>	N/A	N/A	N/A
5118-5122 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
841 W. 53 PL <sup>1</sup>	N/A	N/A	N/A
831 W. 53 PL <sup>1</sup>	N/A	N/A	N/A
5444 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
745 W. 50 ST <sup>1</sup>	N/A	N/A	N/A

**47<sup>th</sup>/Halsted Redevelopment Project Area  
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STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
742 W. 50 <sup>TH</sup> PLACE <sup>1</sup>	N/A	N/A	N/A
5009 S. SHIELDS <sup>1</sup>	N/A	N/A	N/A
5021 S. PRINCETON <sup>1</sup>	N/A	N/A	N/A
5012 S. WELLS <sup>1</sup>	N/A	N/A	N/A
5020 S. WELLS <sup>1</sup>	N/A	N/A	N/A
5032 S. WELLS <sup>1</sup>	N/A	N/A	N/A
5221 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
5200 S. EMERALD <sup>1</sup>	N/A	N/A	N/A
5311 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
5317 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
5321 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
5333 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
5312 S. EMERALD <sup>1</sup>	N/A	N/A	N/A
5314 S. EMERALD <sup>1</sup>	N/A	N/A	N/A
5316 S. EMERALD <sup>1</sup>	N/A	N/A	N/A
5320 S. EMERALD <sup>1</sup>	N/A	N/A	N/A
5322 S. EMERALD <sup>1</sup>	N/A	N/A	N/A
5330 S. EMERALD <sup>1</sup>	N/A	N/A	N/A
5332 S. EMERALD <sup>1</sup>	N/A	N/A	N/A
5338 S. EMERALD <sup>1</sup>	N/A	N/A	N/A
700-702 W. GARFIELD <sup>1</sup>	N/A	N/A	N/A
644 W. GARFIELD <sup>1</sup>	N/A	N/A	N/A
632 W. GARFIELD <sup>1</sup>	N/A	N/A	N/A
626 W. GARFIELD <sup>1</sup>	N/A	N/A	N/A
530 W. GARFIELD <sup>1</sup>	N/A	N/A	N/A
516 W. GARFIELD <sup>1</sup>	N/A	N/A	N/A
344 W. GARFIELD <sup>1</sup>	N/A	N/A	N/A

**47<sup>th</sup>/Halsted Redevelopment Project Area  
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STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
350 W. GARFIELD <sup>1</sup>	N/A	N/A	N/A
703 W. GARFIELD <sup>1</sup>	N/A	N/A	N/A
651 W. GARFIELD <sup>1</sup>	N/A	N/A	N/A
5843 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
5148 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
835 W. 53 ST <sup>1</sup>	N/A	N/A	N/A
836 W. 53 PL <sup>1</sup>	N/A	N/A	N/A
819 W. 53 PL <sup>1</sup>	N/A	N/A	N/A
5406 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
4951 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
5003 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
5007 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
5010 S. WELLS <sup>1</sup>	N/A	N/A	N/A
522 W. GARFIELD <sup>1</sup>	N/A	N/A	N/A
544 W. GARFIELD <sup>1</sup>	N/A	N/A	N/A
5605 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
833 W. 53 ST <sup>1</sup>	N/A	N/A	N/A
831 W. 53 ST <sup>1</sup>	N/A	N/A	N/A
5112 S. EMERALD <sup>1</sup>	N/A	N/A	N/A
630 W. GARFIELD <sup>1</sup>	N/A	N/A	N/A
526 W. GARFIELD <sup>1</sup>	N/A	N/A	N/A
829 W. 53 PL <sup>1</sup>	N/A	N/A	N/A
5603 S. HALSTED <sup>1</sup>	N/A	N/A	N/A
5013 S. HALSTED <sup>1</sup>	N/A	N/A	N/A

**47<sup>th</sup>/Halsted Redevelopment Project Area  
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STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
5211 S. PRINCETON <sup>1</sup>	N/A	N/A	N/A
5110 S. EMERALD <sup>1</sup>	N/A	N/A	N/A
815 W. 53 PL <sup>1</sup>	N/A	N/A	N/A

<sup>1</sup> This property was acquired through the Tax Reactivation Program (“TRP”), under which the City instructs the County of Cook to make a no cash bid on certain tax-delinquent parcels. The City then pursues the acquisition in a court proceeding and receives a tax deed from the County after a court order is issued. The City pays court costs and certain incidental expenses for each parcel, which average between \$2,000 and \$2,500. The size and description of each parcel is not available.

**47<sup>th</sup>/Halsted Redevelopment Project Area  
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**(7) STATEMENT OF ACTIVITIES - 65 ILCS 5/11-74.4-5(d)(7)**

- (A)** Projects implemented in the preceding fiscal year.
- (B)** A description of the redevelopment activities undertaken.
- (C)** Agreements entered into by the City with regard to disposition or redevelopment of any property within the Project Area.
- (D)** Additional information on the use of all Funds received by the Project Area and steps taken by the City to achieve the objectives of the Redevelopment Plan.
- (E)** Information on contracts that the City's consultants have entered into with parties that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.
- (F)** Joint Review Board reports submitted to the City.
- (G)** Project-by-project review of public and private investment undertaken from 11/1/99 to 12/31/02, and of such investments expected to be undertaken in Year 2003; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/02, and an estimated ratio of such investments as of the completion of each project and as estimated to the completion of the redevelopment project.

SEE TABLES AND/OR DISCUSSIONS ON FOLLOWING PAGES.

## **47<sup>th</sup>/Halsted Redevelopment Project Area 2002 Annual Report**

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### **(7)(A) - 65 ILCS 5/11-74.4-5(d)(7)(A)**

During 2002, no projects were implemented.

### **(7)(B) - 65 ILCS 5/11-74.4-5(d)(7)(B)**

Redevelopment activities undertaken within this Project Area during the year 2002, if any, have been made pursuant to i) the Redevelopment Plan for the Project Area, and ii) any Redevelopment Agreements affecting the Project Area, and are set forth on Table 5 herein by TIF-eligible expenditure category.

### **(7)(C) - 65 ILCS 5/11-74.4-5(d)(7)(C)**

During 2002, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

**47<sup>th</sup>/Halsted Redevelopment Project Area  
2002 Annual Report**

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**(7)(D) - 65 ILCS 5/11-74.4-5(d)(7)(D)**

The Project Area has not yet received any increment.

**(7)(E) - 65 ILCS 5/11-74.4-5(d)(7)(E)**

During 2002, no contracts were entered into by the City's tax increment advisors or consultants with entities or persons that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.

**47<sup>th</sup>/Halsted Redevelopment Project Area  
2002 Annual Report**

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**(7)(F) - 65 ILCS 5/11-74.4-5(d)(7)(F)**

Joint Review Board Reports were submitted to the City. See attached.

**(7)(G) - 65 ILCS 5/11-74.4-5(d)(7)(G)**

Since November 1, 1999, no public investment was undertaken in the Project Area. As of December 31, 2002, no public investment is estimated to be undertaken for 2003.

CITY OF CHICAGO  
JOINT REVIEW BOARD

Report of proceedings of a hearing  
before the City of Chicago, Joint Review Board held  
on March 1, 2002, at 10:00 a.m. City Hall, Room  
1003, Conference Room, Chicago, Illinois, and  
presided over by Mr. Mark Todd Thomas.

REPORTED BY: Accurate Reporting Service  
200 N. LaSalle Street  
Chicago, Illinois  
By: Jack Artstein, C.S.R.

1 MR. THOMAS: And if the members could  
2 introduce themselves.

3 MR. DECKERT: Troy Deckert with Cook  
4 County.

5 MS. MAREK: Susan Marek, Board of  
6 Education.

7 MR. THOMAS: And Mark Todd Thomas,  
8 Chicago Park District.

9 For the record my name is Mark  
10 Todd Thomas. I am a representative of the  
11 Chicago Park District which under Section  
12 11-74.4-5 of the tax increment allocation  
13 redevelopment act is one of statutorily  
14 designated members of the Joint Review Board.  
15 Until election of a chairperson I will  
16 moderate this Joint Review Board meeting.

17 For the record there will be a  
18 meeting of the Joint Review Board to review  
19 the proposed 47<sup>th</sup> and Halsted tax increment  
20 financing district. The date of this meeting  
21 was announced at and set by the Community  
22 Development Commission of the City of  
23 Chicago at its meeting of February 5<sup>th</sup>, 2002.

24 Notice of this meeting of the

1 Joint Review Board was also provided by  
2 certified mail to each taxing district  
3 represented on the Board which includes the  
4 Chicago Board of Education, the Chicago  
5 Community Colleges District 508, the Chicago  
6 Park District, Cook County and the City of  
7 Chicago and the Public Member.

8 Public notice of this meeting was  
9 also posted as of Wednesday, February 27,  
10 2002 in various locations throughout City  
11 Hall.

12 When a proposed redevelopment  
13 plan would result in displacement of  
14 residents from 10 or more inhabited  
15 residential units or would include 75 or more  
16 inhabited residences or units the TIF act  
17 requires that the Public Member of the Joint  
18 Review Board must reside in the proposed  
19 redevelopment project area.

20 In addition if a municipalities  
21 housing impact study determines that the  
22 majority of residential units in the  
23 proposed redevelopment project area are  
24 occupied by very low, low, or moderate income

1 households as defined in Section 3 of the  
2 Illinois Affordable Housing act, the Public  
3 Member must be a person who resides in very  
4 low, low, or moderate income housing within  
5 the proposed redevelopment project area.

6 There is another member of the  
7 Board, if you could introduce yourself,  
8 who's just joined us.

9 MS. EVANGELISTIA: Cindy Evangelistia  
10 for John McCormick.

11 MR. THOMAS: With us today is Dorothy  
12 Bordeaux. Dorothy, I'm going to ask you a  
13 couple of questions, if you can answer them?

14 MS. BORDEAUX: Okay. Speak a little  
15 bit louder for me.

16 MR. THOMAS: Okay. Sorry.

17 Are you familiar with the  
18 boundaries of the proposed 47<sup>th</sup> and Halsted  
19 tax increment financing redevelopment  
20 project area?

21 MS. BORDEAUX: Am I familiar with the  
22 area?

23 MR. THOMAS: Yes.

24 MS. BORDEAUX: Yes, I am.

1 MR. THOMAS: Okay. And what is the  
2 address of your primary residence?

3 MS. BORDEAUX: My primary residence  
4 address is 5332 South Wells Street.

5 MR. THOMAS: And is such address  
6 within the boundaries of the proposed 47<sup>th</sup>  
7 and Halsted tax increment financing  
8 redevelopment project area?

9 MS. BORDEAUX: Yes, I believe it is.

10 MR. THOMAS: Thank you. Have you  
11 provided representatives of the City of  
12 Chicago's Department of Planning and  
13 Development with accurate information  
14 concerning your income and the income of any  
15 other members of the household residing at  
16 such address?

17 MS. BORDEAUX: Yes, I have.

18 MR. THOMAS: And based on the  
19 information provided to you by the  
20 Department of Planning and Development  
21 regarding applicable income level for very  
22 low, low, and moderate income household, do  
23 you qualify as a member of a very low, low,  
24 or moderate income household?

1 MS. BORDEAUX: I believe I do.

2 MR. THOMAS: Ms. Bordeaux, are you  
3 willing to serve as the Public Member for the  
4 Joint Review Board for the 47<sup>th</sup> and Halsted  
5 tax increment financing redevelopment  
6 project area?

7 MS. BORDEAUX: Public, Public Member?

8 MR. THOMAS: As the Public Member of  
9 this, of this Board?

10 MS. BORDEAUX: Oh, yes.

11 MR. THOMAS: Thank you. I will  
12 entertain a motion that Dorothy Bordeaux be  
13 selected as the Public Member.

14 Is there a motion?

15 MS. MAREK: So moved.

16 MR. THOMAS: Is there a second?

17 MR. DECKERT: Second.

18 MR. THOMAS: And all in favor please  
19 vote by saying aye.

20 (Chorus of ayes.)

21 MR. THOMAS: All opposed please vote  
22 by saying no.

23 (No response.)

24 Let the record reflect that

1 Dorothy Bordeaux has been selected as the  
2 Public Member for the 47<sup>th</sup> and Halsted tax  
3 increment financing redevelopment project  
4 area.

5 Our next order of business is to  
6 select a chairperson for this Joint Review  
7 Board. Are there any nominations?

8 MS. MAREK: I'll nominate Mark  
9 Thomas, Tompson.

10 MR. THOMAS: Is there a second for the  
11 nominations?

12 MS. EVANGELISTIA: I second it.

13 MR. THOMAS: Are there any other  
14 nominations?

15 Let the record reflect there were  
16 no other nominations.

17 All in favor of the nomination  
18 please vote by saying aye.

19 (Chorus of ayes.)

20 All opposed, please vote by  
21 saying no.

22 (No response.)

23 Let the record reflect that Mark  
24 Todd Thomas has been elected as chairperson

1 and will now serve as the chairperson for the  
2 remainder of the meeting.

3 As I mentioned at this meeting,  
4 we will be reviewing a plan for the 47<sup>th</sup> and  
5 Halsted tax increment financing district  
6 proposed by the City of Chicago.

7 The staff of the City's  
8 Department of Planning and Development and  
9 law and other departments have reviewed this  
10 plan which is introduced to the City's  
11 Community Development Commission on February  
12 5<sup>th</sup>, 2002.

13 We will listen to a presentation  
14 by the consultant on the plan. Following the  
15 presentation we can address any questions  
16 that the members might have for the  
17 consultant or City staff.

18 The recent amendment to the TIF  
19 act requires us to base our recommendation to  
20 approve or disapprove the 47<sup>th</sup> and Halsted  
21 plan in the designation of the 47<sup>th</sup> and  
22 Halsted TIF area on the basis of the area and  
23 the plan satisfying the plan requirements,  
24 the eligibility criteria defined in the TIF

1 act and objectives of the TIF act.

2 If the Board approves the plan  
3 and the designation of the area the Board  
4 will then issue an advisory non binding  
5 recommendation by the vote of the majority of  
6 those members present in voting.

7 Such recommendations shall be  
8 submitted to the City within 30 days after  
9 the Board meeting. Failure to submit such  
10 recommendations shall be deemed to  
11 constitute approval by the Board.

12 If the Board disapproves the plan  
13 in the designation of the area the Board must  
14 issue an written report describing why the  
15 plan and area fail to meet one or more of the  
16 objectives of the TIF act and both the plan  
17 requirements and the eligibility criteria of  
18 the TIF act.

19 The City will then have 30 days  
20 to resubmit a revised plan. The Board and  
21 the City must also confer during this time to  
22 try to resolve the issues that led to the  
23 Board's disapproval.

24 If such issues cannot be resolved

1 or if the revised plan is disapproved the  
2 City may proceed with the plan but the plan  
3 can be approved only with a three fifths vote  
4 of the City Council excluding positions of  
5 members that are vacant and those members  
6 that are ineligible to vote because of  
7 conflicts of interest.

8 And now I move to the  
9 presentation for the 47<sup>th</sup> and Halsted. The  
10 consultant is PJV, PGAV Urban Consulting.

11 MR. BRANCAGLIONE: Thank you, Mr.  
12 Chairman.

13 Ms. Bordeaux can you hear me all  
14 right?

15 MS. BORDEAUX: I did not get your  
16 name.

17 MR. BRANCAGLIONE: It's John  
18 Brancaglione.

19 MS. BORDEAUX: Spell the last name.

20 MR. BRANCAGLIONE: (B as in boy r-a-n-  
21 c-a -

22 MS. BORDEAUX: B like in boy?

23 MR. BRANCAGLIONE: Correct. (B-r-a-n-  
24 c-a-g-l-i-o-n-e).

1 MS. BORDEAUX: Okay. All right.

2 MR. BRANCAGLIONE: And I will try to  
3 speak up so that you can hear me. I may be a  
4 little loud for those in this room.

5 MS. BORDEAUX: Thank you.

6 MR. BRANCAGLIONE: The 47<sup>th</sup> and  
7 Halsted area is generally located to the west  
8 of the Ryan Expressway with Route Avenue on  
9 the north. 59<sup>th</sup> Street on the south and  
10 somewhat irregular line on the west that goes  
11 to Loumis at its furthest extension but  
12 generally follows a spine that runs along  
13 Halsted on the western side.

14 There are 1634 buildings within  
15 the area. It has the 201 full and partial  
16 blocks and contains approximately 954 acres.

17 The maps that I'm presuming you  
18 have viewed, Ms. Bordeaux and the, the other  
19 members can see here, show the various land  
20 use patterns. In this case what these maps  
21 quickly show you is that predominantly this  
22 is an industrial area although there is some,  
23 that is somewhat deceptive because a huge  
24 part of the industrial area that is shown on

1 the exiting land use maps is comprised of a  
2 large inter modal rail yard facility that is  
3 just to the west of the Ryan.

4 Commercial uses comprise about  
5 three and a half percent. Institutional use  
6 is about nine percent. Residential use is a  
7 little over 13 percent. Vacant land at 10  
8 percent and right of way 32 percent.

9 There are 2026 inhabited  
10 residential units and 156 of those are  
11 vacant. The typical units are four to six  
12 rooms, two to three bedrooms and are located  
13 in multi family buildings.

14 As of our last field review there  
15 were 163 occupied residential units  
16 identified that have some potential over the  
17 course of the plan to be removed but none are  
18 proposed for acquisition by the City of  
19 Chicago.

20 Any of those units that are  
21 removed would be, would be the result of  
22 either demolitions for conditions or  
23 something that occurs relative to other  
24 development.

1 All of the units, all of these  
2 163 units were in dilapidated buildings on  
3 blocks with six or more other eligibility  
4 factors.

5 The area has undergone some  
6 decline. There is 600,000 square feet of  
7 vacant floor space and that's in 157  
8 buildings.

9 Bob is shaking his head, did I  
10 mis state?

11 MR. RUHLOFF: No, I was just remarking  
12 on the mass of amount of vacancy both in the  
13 improvements on the property and on the  
14 vacant properties themselves.

15 MR. BRANCAGLIONE: That's correct.  
16 There's 10.3 percent of the land area that  
17 is, is vacant much of which is, was formally  
18 occupied by vacant structures and the unique  
19 thing about this area compared to the other  
20 17 projects we've worked on around the city  
21 of Chicago is that within the area bounded by  
22 47<sup>th</sup> on the north, the Ryan and Halsted and  
23 the Garfield on the south, there are a huge  
24 number of parcels in there that are either

1 already city owned or on the City's  
2 demolition mean list.

3 It is, it is really quite a large  
4 proportion compared to other areas of the  
5 city that we think, 11 percent of the  
6 properties are delinquent in payment of the  
7 '99 real estate taxes. Again that is a  
8 comparatively high number. 328 building  
9 code violations that were issued since 1994.

10 All of the area is located either  
11 inter, within enterprise zone number two or  
12 interprise zone number six. And 12 percent  
13 of the area is within the empowerment zone.

14 This area qualifies as a  
15 combination conservation area and vacant  
16 blighted area. There are 86 percent of the  
17 buildings that are 35 years old or older. 93  
18 percent of the buildings have deterioration,  
19 dilterious land use or lay out effects 92  
20 percent of the sub areas within the larger  
21 area.

22 Lack of community planning 88  
23 percent. Other factors that are, other  
24 eligibility factors also high building

1       obsolescence at 31 percent, excessive land  
2       coverage at 43 percent and of course there  
3       are other factors that were present in some  
4       cases to a much smaller degree.

5                 Dilapidation in 12 percent of the  
6       buildings, that's again one of the higher  
7       numbers that we've seen in our work for the  
8       department planning.

9                 In terms of vacant land there is  
10       a deterioration of adjacent areas. 100 percent  
11       of the vacant parcels are on blocks that  
12       contain deteriorated structures.

13                There is declining or lagging EAV  
14       diversity of ownership obsolete platting and  
15       tax delinquencies all, all present.

16                The redevelopment project costs  
17       are as follows;

18                Analysis administration study  
19       surveys, etc, over the life and then these  
20       are costs over the life of the project, the  
21       23 years as referenced in the, in the act, a  
22       million dollars.

23                Property assembly, site  
24       preparation six million dollars.

1 Rehabilitation costs, affordable housing  
2 construction 4 million. Public works or  
3 improvements 4.75 million. Relocation costs  
4 \$750,000. Job training two million. Daycare  
5 two million and interest subsidies of two  
6 million.

7 And I might point out the  
8 proposed acquisitions in, in the area by the  
9 City are shown on a map that I, a large map  
10 that I have here that was also in the  
11 redevelopment plan, none of those proposed  
12 acquisitions are residential.

13 They are all acquisitions like  
14 commercial property or vacant parcels  
15 located principally at Garfield and Halsted  
16 on both the east and west side of Halsted  
17 north of Garfield and at 47<sup>th</sup> and Route on  
18 the south east side of that corner.

19 The goals involving this project  
20 are to eliminate the conditions that caused  
21 the area to qualify. To retain residential  
22 units and promote the area for new  
23 residential development and I might add  
24 there's been some of that that's already

1       occureed both within this area and ajcent to  
2       this area. And this project was also a, the  
3       subject of significant street scape  
4       component that was part of a separate work  
5       element that we did identfying a portential  
6       rehabilitation guideline for residential  
7       infill along Garfield Blvd as well as a new  
8       commercial development node at the north  
9       west corner of Halsted and Garfield.

10                To revitalize the commercial  
11       street scapes and promote the area as a place  
12       to do business again that's another goal. To  
13       promote industrial development where  
14       appropriate and to provide opportunities for  
15       expansion of institutional and recreational  
16       uses.

17                The existing or the generalized  
18       land use plan provides for several concepts  
19       that have been discussed extensively with  
20       the two aldermen that are ivovled in this  
21       project area, Alderman Balser on the north  
22       and Alderman Tillman on the south, Alderman  
23       Tillman has the predomenant land area within  
24       the, within the proposed district.

1                   Between Garfield and the Ryan the  
2                   concept is that those properties which are  
3                   shown to be residential and institutional  
4                   and then proposed, or excuse me, residential  
5                   and industrial and the proposed land use plan  
6                   over time would transition to industrial  
7                   uses as those house come on the market.

8                   The, many of the units that are  
9                   against the Ryan are rental units in the  
10                  first block to the west and this enviroment  
11                  is heavily impacted by the traffic noise  
12                  along the highway and the constant  
13                  operations in this rail yard which are huge.  
14                  And, and are in full gear 24 hours a day.

15                  On the other hand the Halsted  
16                  corridor, Halsted portion from the rail yard  
17                  west of Halsted and from Garfield to 47<sup>th</sup> is  
18                  targeted for residential in fill, There are,  
19                  the units that remain within that area are in  
20                  many instances good units and so on those  
21                  blocks where there are opportunities for  
22                  residential development on the land use plan  
23                  is proposing that to be a financial in fill  
24                  with commercial development to be

1 concentrated primarily at Garfield and  
2 Halsted at 47<sup>th</sup> and Halsted and along 47<sup>th</sup>  
3 street to the west and along Halsted Street  
4 north to Route.

5 That concludes my comments  
6 unless Mr. Ruhloff has anything to add. Also  
7 I might point out with me today is Ernst  
8 Sawyer and Louis Maulden from Ernst Sawyer  
9 Enterprises who were our partners on this  
10 project.

11 Ernst or Louis do you have any  
12 thing to add?

13 MR. MAULDEN: No, I think you've  
14 covered it all.

15 MR. BRANCAGLIONE: Thank you.

16 MR. DECKERT: I have one question.  
17 The, the resident, you show residential  
18 between the Ryan and the inter modal yard?  
19 So you think that would remain rental housing  
20 there even though, you know, it's a noisy  
21 area that that wouldn't convert over time  
22 into industrial but just keep it as rental?

23 MR. BRANCAGLIONE: No, in fact what  
24 we're suggesting and what the detailed,

1       there's a detailed technical memorandum that  
2       was done as a part of this street scape work  
3       and is a part of the alderman's requesting as  
4       sort of a, more, of a strategic plan if you  
5       will for how to deal with this area.

6                   It calls for this to transition  
7       to, to industrial uses but, but business park  
8       type uses over time. To continue to promote  
9       this as a residential environment over the  
10      longer period is, is in our opinion not a  
11      good idea.

12                   Although at the same time we're  
13      not suggesting that the housing that's in  
14      here, you know, ought to be bought up and  
15      ought to go away on any kind of immediate  
16      level.

17                   In other words that this ought to  
18      happen sort of its own accord. Chicago meat  
19      authority which is up here, for example,  
20      created new facilities and expanded their  
21      existing facilities by buying out the  
22      residential property that was adjacent to  
23      them as it came on the market.

24                   What, what we think should happen

1 here there's a, a major opportunity for  
2 business park type and back office uses to  
3 occur in here because the fiberoptic  
4 improvements that the City is doing are  
5 coming right down the Ryan.

6 So what we're saying is heavily  
7 promote residential development west of the  
8 yard -

9 MR. DECKERT: And people can  
10 gradually start moving over there, right?

11 MR. BRANCAGLIONE: That's right and  
12 there's been a great deal of excess visa  
13 there is a development, do you remember which  
14 street that's on, Ernst? You know, the one  
15 with the demonstration project.

16 It's just outside the area I want  
17 to say it's maybe on, on Morgan or Carpenter  
18 where there are probably 15 units that were  
19 built in there as examples of, of the type of  
20 housing that's in character with the  
21 architecture and the construction of this  
22 area.

23 They were beautiful. They were  
24 snapped up. Now they're, they're doing, I

1 understand from what the alderman told us,  
2 they're going to do a second project and  
3 basically that's what we've also recommended  
4 along Garfield.

5 Although what we suggested along  
6 Garfield was that the units, these units that  
7 are, that were built north of Garfield have a  
8 combination of frame and brick and other  
9 masonry construction.

10 What we said is along Garfield  
11 you need to be pretty careful. They need to  
12 be all masonry and they need to carefully fit  
13 in with that architectural style that's  
14 already along there.

15 MR. DECKERT: But, I, I think that  
16 makes a lot of sense and for businesses, you  
17 know, that's a nice location with that  
18 visibility of the Ryan and just being able to  
19 get off and on the Ryan there it makes sense  
20 that that should be a business area.

21 MR. BRANCAGLIONE: We are assuming  
22 that the, that the heavy rental distribution  
23 in this area sort of a reflection that this  
24 corridor between the rail yard and the Ryan

1 sort of loosing its, its desirability for  
2 residential.

3 MR. DECKERT: Yeah, sure.

4 MR. BRANCAGLIONE: Yet there are some  
5 blocks particularly up here at the north end  
6 that have much better housing conditions on,  
7 on several of these blocks than you see as  
8 you move further south.

9 So the idea is not to, not to  
10 cause this plan to have an immediate impact  
11 but to simply have it be an encouraging  
12 factor and maybe, but what in fact that's one  
13 of the reasons this budget has the numbers in  
14 it for rehab and affordable housing costs and  
15 relocation costs and that is so that people  
16 who want to move from this area to new  
17 housing on the flip side of the rail yard  
18 areas could easily do so and get some  
19 assistance from this program to do that.

20 MR. DECKERT: That, that sounds very  
21 good.

22 MR. THOMAS: Do any members of the  
23 Joint Review Board have any further  
24 questions?

1 MS. MAREK: No.

2 MR. THOMAS: If there are no further  
3 questions I will entertain a motion that this  
4 Joint Review Board finds that the proposed  
5 redevelopment plan 47<sup>th</sup> and Halsted tax  
6 increment financing redevelopment project  
7 area satisfies the redevelopment plan  
8 requirements under the TIF act.

9 The eligibility criteria defined  
10 in Section 11-74.4-3 of the TIF act and the  
11 objectives of the TIF act and that based on  
12 such findings approve such proposed plan in  
13 the designation of such area as a  
14 redevelopment project area under the TIF  
15 act.

16 Is there a motion?

17 MS. MAREK: So moved.

18 MR. THOMAS: Is there a second for the  
19 motion?

20 MR. DECKERT: Second.

21 MR. THOMAS: And is there any further  
22 discussion?

23 If not, all in favor please vote  
24 by saying aye.

1 (Chorus of ayes.)

2 All opposed please vote by saying  
3 no.

4 (No response.)

5 Let the record reflect the Joint  
6 Review Board's approval of the proposed 47<sup>th</sup>  
7 and Halsted redevelopment plan and  
8 designation of the 47<sup>th</sup> and Halsted tax  
9 increment financing redevelopment project  
10 area as a redevelopment project area under  
11 the TIF act.

12 I'll now entertain a motion to  
13 adjourn the meeting of the TIF Joint Review  
14 board.

15 Is there a motion?

16 MS. MAREK: So moved.

17 MR. THOMAS: And is there a second for  
18 the motion?

19 MR. DECKERT: Second.

20 MR. THOMAS: All in favor please vote  
21 by saying aye.

22 (Chorus of ayes.)

23 All opposed please vote by saying  
24 nay.

1 (No response.)

2 MR. THOMAS: And this meeting of the  
3 TIF Joint Review Board is now adjourned.

4 (Whereupon the meeting adjourned  
5 at 10:20 a.m.)

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF C O O K )

I, JACK ARTSTEIN, depose and say  
that I am a verbatim court reporter doing business  
in the County of Cook and City of Chicago; that  
I caused to be transcribed the proceedings  
heretofore identified and that the foregoing is  
a true and correct transcript of the aforesaid  
hearing.

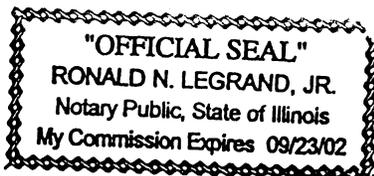
*Jack Artstein*  
\_\_\_\_\_  
JACK ARTSTEIN

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 4<sup>th</sup> DAY

OF April

A.D. 2002

*Ronald N. LeGrand, Jr.*  
\_\_\_\_\_



**47<sup>th</sup>/Halsted Redevelopment Project Area  
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**(8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE  
MUNICIPALITY - 65 ILCS 5/11-74.4-5(d)(8)(A)**

During 2002, there were no obligations issued for the Project Area.

**47<sup>th</sup>/Halsted Redevelopment Project Area  
2002 Annual Report**

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**(9) ANALYSIS OF DEBT SERVICE - 65 ILCS 5/11-74.4-5(d)(8)(B)**

During 2002, there were no obligations issued for the Project Area.

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**(10) CERTIFIED AUDIT REPORTS - 65 ILCS 5/11-74.4-5(d)(9)**

During 2002, there were no tax increment expenditures or cumulative deposits over \$100,000 within the Project Area. Therefore, no compliance statement was prepared.

# 47<sup>th</sup>/Halsted Redevelopment Project Area 2002 Annual Report

## (11) GENERAL DESCRIPTION AND MAP

The 47<sup>th</sup>/Halsted Redevelopment Project Area is generally bounded by the Dan Ryan Expressway on the east, Garfield Boulevard on the south, an irregular line formed by Halsted Street, Carpenter Street, Peoria Street, Racine Avenue, and Loomis Street on the west, and portions of 47<sup>th</sup> Street and Root Street on the north. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan.

